

V. Appendix

A. GLOSSARY OF TERMS

Words used in the present tense include the future tense, and words used in the future tense include the present tense; the singular number includes the plural number, and the plural number includes the singular number. The word "shall" is mandatory, and the word "may" of "should" is permissive.

Abutting. Touching.

Access. A way of approaching or entering a property primarily devoted to vehicular use from a public street, highway or to a private street or access easement. Access includes ingress and egress.

Accessory Building or Use. A subordinate building or use which is incidental to and customary in connection with the principal building or use and which is located on the same lot with such principal building or use.

Agricultural Assistant. A person engaged in agricultural activities and occupying a mobile home in accordance with the regulations of the A-1 and A-2 Rural Agricultural Zones.

Alley. A public way permanently reserved as a secondary means of access to abutting property.

Amateur Radio Antenna/Tower. A free-standing, guyed or building-mounted lattice construction or tubular metal tower or similar type construction, including antennas and appurtenances intended for radiowave communication purposes by a person holding a valid amateur radio ("ham") license issued by the Federal Communications Commission.

Animal Clinic. An establishment where animals are admitted for examination and treatment and may be kept overnight.

Apartment. One or more structures containing two or more dwelling units each.

Architecturally Integrated Wireless Telecommunications Facility. A wireless telecommunications facility which is camouflaged into the structure on which it is located by means of color, texturing, architectural treatment, massing, size, design, and/or shape.

Automobile Dismantling Yard. A premises on which is conducted the dismantling of automobiles; there may be the selling of automobile parts and the storage of inoperative automobiles awaiting dismantling or removal.

Bathroom. A room containing a wash basin and water closet. Rooms referred to locally as one-half or three-quarter baths are one bath for the purpose of this ordinance.

Bed and Breakfast House. Means a dwelling unit containing at least one but not more than two guest rooms where lodging is provided, with or without meals, for compensation.

Billboard. Sign, off-premises. A sign which advertises a product, place, activity, person, institution or business not located on the site where the sign is located and which is supported by structural steel uprights and conforms to all physical requirements prescribed by the Outdoor Advertising Association of America and/or the Eight Sheet Outdoor Advertising Association.

Board of Adjustment. The Board of Adjustment of Bernalillo County, New Mexico, also serves as the County Planning Commission.

Boardinghouse or Lodginghouse. A dwelling other than a hotel or apartment, where, for compensation and by prearrangement for definite periods, lodging with or without meals is provided for five or more persons, not members of the family, but not exceeding 20 persons.

Buildable Area. The area of the lot left to be built upon after all setbacks and open space requirements have been met.

Building. Any structure having a roof supported by columns or walls built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kinds, but not including any vehicle, trailer, (with or without wheels), not any movable device, such as furniture, machinery or equipment. When any portion of a building is completely separated from any other portion thereof by a division wall without openings or by a fire wall, then each such portion shall be deemed to be a separate building.

Building, Height of. The vertical distance from the grade to (a) the highest point of a flat roof, (b) the decline of a mansard roof, or (c) the average height between eaves and ridge for gable, hip, and gambrel roofs.

Building, Main. The building occupied by the principal use of the property.

Building or Use Permit. The certificate issued by the Zoning Administrator, required by Subsection C of the Administrative Section hereof.

Business. A legal entity operating an enterprise in a space separate from any other enterprise. All related uses shall be accommodated on site with the building or use served.

Central Urban Area. An area designated "Central Urban" on the Albuquerque/Bernalillo County Comprehensive Plan Map.

Church. A building for public or private worship; or a body or organization of religious believers.

Clinic. See *Medical Clinic* or *Animal Clinic*.

Club. Buildings and facilities owned or operated by a corporation, association, person, or persons for a social, educational or recreational purpose, but not primarily for profit and not primarily to render a service which is customarily carried on as a business.

Cluster Housing Development. A form of development that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development, and the remaining land area is devoted to open space, active recreation, or preservation of environmentally sensitive areas or agriculture.

Collocation. The location of more than one wireless telecommunications facility on the same structure by more than one wireless telecommunications facility owner, or the location of one or more wireless telecommunications facility on a public utility structure.

Commercial Animal Establishment. Any establishment or premises, operating for profit, where six or more dogs and/or cats or aggregate thereof, over four months of age are boarded, kept, or maintained for any purpose whatsoever; it includes kennels, grooming parlors, pet shops, animal hospitals and breeders.

Concealed Wireless Telecommunications Facility. A wireless telecommunications facility that is architecturally integrated with existing buildings, structures, and landscaping, including height, color, style, massing, placement, design, and shape, and which does not stand out as a wireless telecommunications facility.

Conditional Use. A use permitted in a zone with approval of the Zoning Administrator.

Contiguous. Abutting or separated only by an alley.

Contractor. One that contracts or is a party to a contract, one that contracts to perform work or provide services or supplies on a large scale including but not limited to general contractor, road contractor, lath and plaster contractor, plumbing contractor and truck hauling.

Contractor's Yard. A premises where equipment, materials and supplies are stored, kept, and/or maintained in connection with a contracting operation.

Courtyard. An open space more than one-half surrounded by buildings.

Customarily Incidental Use. An incidental use customarily found within the zone and not listed as a permissive, conditional or special use in this ordinance.

Day Care Center. A facility which provides care, services, and supervision to seven or more children for a period of less than 24 hours of any day. A Day Care Center may be located in any building which meets the applicable state and local building and safety codes.

Developing Urban Area. An area designated "Developing Urban" on the Albuquerque/Bernalillo County Comprehensive Plan Map.

Drainage Plan. A detailed drainage plan, prepared by a New Mexico registered engineer competent in the area of surface hydrology and hydraulics to properly address how drainage will be handled on a specific site.

Drive-In Restaurant. A restaurant or refreshment stand which has one or more of the following:

1. No inside tables or counters for customer eating.
2. Carhop service for parked vehicles in specially equipped stalls for this purpose.
3. Outside tables which are not completely surrounded by a building or fence at least six feet high.

Drive-Thru Restaurant. A restaurant or refreshment stand which has:

1. An outside menu board for ordering and a pickup window for picking up an order. The food is consumed off the premises.
2. Inside tables or counters for customer convenience.

Dwelling Unit. A room or suite of rooms with kitchen and bath facilities designed as a unit for occupancy by one family.

Electromagnetic Interference. Disturbance caused by intruding signals or electrical current.

Established Urban Area. An area designated "Established Urban" on the Albuquerque/Bernalillo County Comprehensive Plan Map.

Existing Vertical Structure. Any structure for which a building permit has been issued, including a tower or antenna for which a building permit has been issued by the county but which has not been constructed provided approval by the county has not expired, including a tower and antenna that has been given an approval prior to the effective date of this ordinance and which is not found by the county to be contrary to the purposes of this ordinance, or any other vertical structure.

Face-Mounted Wireless Telecommunications Antenna. An antenna attached to and covering a small portion of the surface of a building, which is architecturally integrated into the building and supporting structure.

Family. One or more persons occupying a premises and living as a single housekeeping unit as distinguished from a group occupying a boardinghouse, lodging house or hotel, not exceeding 12 people.

Family Day Care Home. An occupied dwelling in which a person provides care, services, and supervision for at least three but not more than six children for a period less than 24 hours of any day. The residents providers children who are age six or older shall not be counted for this definition.

Feedlot. A place of confinement for cattle, sheep or swine, corralled, penned, or otherwise caused to remain in pens or corrals where feeding is other than grazing and which is operated as a commercial enterprise as the primary use.

Floor Area. The gross horizontal areas of the several floors including basement, cellars, and penthouses (but excluding such areas within a building which are used for parking), measured from the exterior faces of the exterior walls of a building.

Floor Area Ratio. The total amount of heated floor area within dwelling units divided by the area of the site.

Floorplate. The total amount of the first story floor area of building, measured from the exterior of the exterior walls of a building

Freestanding Wireless Telecommunications Facility. A wireless telecommunications facility that consists of a stand-alone support structure, antennas, and associated equipment. The support structure may be a wooden pole, steel monopole, lattice tower, or similar structure. This does not include a wireless telecommunication antenna that is mounted on a public utility structure or light standard.

Frontage. The distance along a street line from one intersecting street to another, or from one intersecting street to the dead end of a dead-end street.

Future Street Line. A line running more or less parallel to the center line of certain existing or proposed streets as established by the county for the purpose of delineating the future widths of street rights-of-way.

Garage, Private. A detached accessory building or portion of a main building housing the automobiles of the occupants.

Garage, Public. A building or portion thereof, other than a private garage, designed or used for equipping, servicing, repairing, hiring, selling, storing, or parking motor-driven vehicles. The term "repairing" shall not include the dismantling, or storage of wrecked or junked vehicles.

Grade. The average of the finished ground level at the center of all walls of a building. In case the walls are parallel to and within five feet of a sidewalk, the ground level shall be measured at the sidewalk or at the center of such wall nearest the sidewalk.

Group Home. A residence providing full-time supervision and training in daily living activities to up to six residents; no infant care is provided.

Guest Ranch. A resort providing recreation and entertainment to vacationers.

Home Occupation. Any occupation or activity clearly incidental and secondary to use of the premises for a dwelling. There shall be no exterior display, no exterior storage of materials, no nuisances emitted from the premises and no other exterior indication of the home occupation or variation from the residential character of the main building. Only members of the residing family are employed. Not more than 25 percent of the floor area is devoted to the home occupation, nor more than 600 square feet of accessory building.

Hospital for Human Beings. An establishment that provides through an organized medical staff and permanent facilities that include inpatient beds, medical services, and continuous licensed professional nursing services, diagnosis and treatment, both surgical and nonsurgical, for patients who have any of a variety of medical conditions, including mental illness. A facility licensed by the State of New Mexico as a general, limited, or special hospital is presumed to be a hospital for human beings.

Hotel. A building in which lodging, or boarding and lodging, are [is] provided and offered to the public for compensation, and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all times. As such, it is open to the public in contradistinction to a boardinghouse, a lodgishouse, or an apartment house, which are herein separately defined.

Incidental Use. A use which is appropriate, subordinate, and customarily incidental to the main use of the lot.

Inoperative Vehicle. A vehicle which is not parked inside a building, is inoperative, and is wholly or partially dismantled.

Institution. A nonprofit establishment for public use.

Kitchen. Any room or portion thereof principally used, intended or designed to be used for cooking or the preparation of food. The presence of a range or oven, or utility connections suitable for servicing a range or oven, shall normally be considered as establishing a kitchen.

Landscape Buffer. A strip of landscaped land established by the Landscaping and Buffer Landscaping Regulations to protect one type of land use from another with which it is incompatible.

Landscape Plan. An accurate plan, drawn to scale, which outlines all proposed areas to be covered with impervious materials, proposed planting beds and vegetative ground cover area; specifies the location, size and species of all proposed trees and shrubs.

Landscaped Setback. The planting of at least one tree, 1 1/2-inch minimum caliper measured at two feet above ground, per 30 linear feet of frontage and at least 75 percent of the area must be planted and maintained with live planting material.

Landscaping. The planting and maintenance of live plants and inorganic and manufactured materials including trees, shrubs, ground cover, flowers, or other low-growing plants that are native or adaptable to the climatic conditions of Bernalillo County. In addition, the landscape design may include limited inorganic and manufactured materials such as rocks, fountains, reflecting pools, works of art, screens, walls, fences, benches and other types of street furniture.

Ldn. Ldn means day/night equivalent sound level measured over a 24-hour period; it is equivalent in terms of sound energy to the level of a continuous A-weighted sound level with ten dB added to the nighttime levels. Ldn is computed pursuant to United States Environmental Protection Agency Standards and Procedures.

Living Quarters, Accessory. Living quarters within an accessory building containing one bedroom, one living room, one bathroom, one closet, one mechanical room, no kitchen facilities and to be occupied by no more than two persons, shall not be rented or otherwise used as a dwelling unit and does not exceed 500 square feet in area.

Live/work space- A designated dwelling in which the occupant conducts a home-based business or enterprise.

Lot.

- a. A tract or parcel of land platted and placed on the County Clerk's record in accordance with laws and ordinances; or
- b. A tract or parcel of land held in separate ownership as shown on the records of the County Clerk, prior to April 17, 1973, date of passage of the Bernalillo County Commission Ordinance No. 213.

Lot Area. The area of a lot exclusive of easement(s) for a private way or thoroughfare.

Lot, Corner. A lot abutting two or more streets at their intersection.

Lot, Depth. The mean horizontal distance between the front and rear lot lines.

Lot, Double Frontage. Any lot with frontage on two parallel or approximately parallel streets.

Lot, Front Line of. The boundary of a lot bordering on a street. For the purpose of determining yard requirements on a corner lot, the narrower side bordering on a street is the front yard except that if the lot is square or nearly so (dimensions with a ratio of between 3:2 and 3:3), the owner may choose which of the two is to be considered the front yard.

Lot, Rear Line of. That boundary which is opposite and more or less parallel to the front lot line. In the case of an L-shaped or other irregularly-shaped lot where two or more lines are so located, all shall be considered to be rear lines, except such as may be within 50 feet of the front lot line, or which may be 20 feet or less in length. In the case of a lot which comes to a point at the rear, the rear lot line shall be that imaginary line parallel to the front lot line, not less than ten feet long, lying wholly within the lot farthest from the front lot line.

Lot, Width. The width of a lot at the front yard setback line.

Manufactured Home. A manufactured home or modular home that is a single-family dwelling with a heated area of at least 36 by 24 feet and at least 864 square feet, constructed in a factory to the standards of the United States Department of Housing and Urban Development, the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC 5401 et seq.) and the Housing and Urban Development Zone Code II or the Uniform Building Code, as amended to the date of the unit's construction, and installed consistent with the Manufactured Housing Act (NMSA 1978, § 60-14-1 et seq.) and with the regulations made pursuant thereto relating to ground level installation and ground anchors.

Medical Clinic. An establishment where patients are not lodged overnight, but are admitted for examination and treatment by a group of physicians or dentists practicing together.

Mixed use development- Residential and nonresidential uses combined in the same building or buildings, where the owner or tenant is both living and working on the premises.

Mobile Home. A vehicle without motive power, designed to be drawn by a motor vehicle and to be used as a temporary or permanent human habitation, including trailer coach, trailer home, and house trailer but not including Manufactured Home or Recreational Vehicle, whether the same be with or without wheels, and whether or not attached to or incorporated in a building and that part of any self-propelled vehicle, whether the same be with or without wheels, and whether or not attached to or incorporated in a building. Skirting is required in addition to a storage building of sufficient size to accommodate all outside storage.

Mobile Home Park. Any lot(s) issued a special use permit for a Mobile Home Park in accordance with Section 18 of this ordinance.

Mobile Home Space. An improved area within an approved mobile home park designated for the placement of a mobile home.

Motel. Any building or group of buildings containing guest rooms or dwelling units, some or all of which have a separate entrance leading directly from the outside of the building with a garage or parking space conveniently located on the lot, and designed, used, or intended wholly or in part for the accommodation of automobile transients. The term "motel" includes motor court, motor lodge, and tourist court, but not mobile home park.

Nonconforming. Any building or structure or portion thereof, or use of a building or land which does not conform to the zoning regulations and which lawfully existed on the effective date of those regulations with which it does not conform.

Nonprofit Animal Facility. Any facility or premises, not operating for profit, where six or more dogs and/or cats or aggregate thereof, over four months of age are kept or maintained; it includes shelters and refuges, with the exception of state inspected veterinary hospitals, federally inspected laboratory facilities and zoos.

Nursing or Rest Home. A home for the aged or infirm in which three or more persons not of the immediate family are received, kept or provided with food and shelter or care, for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

Office. A place where consulting, record keeping, the work of a professional person such as a physician or lawyer or a headquarters of an enterprise or organization; with incidental sales of goods or services.

Open Fence: A fence, including gates, which has, for each one foot wide segment extending over the entire length and height of the fence, 50 percent of the surface area in open spaces which afford direct views through the fence.

Open Storage. Storage of any material, equipment or item outside an enclosed building.

Park. An area reserved for recreational, educational, or scenic purposes and designated as a park by the County.

Parking Lot. An area or structure used for temporary parking of automobiles and pickup-sized trucks, providing four or more parking spaces, not within the public right-of-way, none of which are required off-street parking.

Parking Space, Off-Street. An area at least eight feet, six inches in width and 20 feet in length, not permanently reserved, for the intermittent storage of one automobile and connected to a street or alley by a driveway which affords ingress and egress for an automobile without requiring another automobile to be moved.

Permissive Use. A use permitted in a zone.

Person. Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, syndicate, political subdivision, or other group or combination, acting as a unit.

Planning Commission. The County Planning Commission of Adjustment.

Planter Strip. The area beginning at the back of the curb or outside edge of the shoulder and extending to the property line

Premises. A lot, together with all buildings and structures thereon.

Public Right-of-Way. The area of land deeded, reserved by plat, or otherwise acquired by the City, the County, or the State of New Mexico, primarily for the use of the public, for utilities, and the movement of people, goods, and vehicles.

Public Utility Structure. A structure, owned by a unit of government or by a public utility company, which is an electric switching station; electric substation operating at voltages greater than 50 kilovolts; gas transfer station; city or county-owned lift station, odor control (or chlorine) station, water well or pump station or water reservoir; or any other similar public utility structure controlled by a rank two facility plan.

Readily Visible Wireless Telecommunications Facility. An object that stands out visually against its surroundings as a wireless telecommunications facility.

Recreational Camp. An institution devoted primarily to outdoor activities.

Recreational Vehicle. A vehicular unit not exceeding 40 feet in body length, eight feet in width, or 11 feet in overall height, primarily designed as a temporary living quarters for recreational, camping, or travel use; it either has its own motive power or is designed to be mounted on or drawn by an automotive vehicle. Recreational vehicle includes motor home, truck camper, travel trailer, and camping trailer.

Residential Zone. A-1, A-2, R-1, R-2, M-H zones and those portions of a Sector Development Plan designated as residential.

Roof-Mounted Wireless Telecommunications Facility. A wireless telecommunications facility placed on a rooftop through gravity mounts or other surface attachments and integrated into the natural rooftop profile of the building so as to resemble a permissible rooftop structure, such as a ventilator, cooling equipment, solar equipment, water tank, chimney, or parapet.

School. A place utilized by an organized body to educate, cultivate, or advance mentally or culturally, i.e.: private or public school, academies, universities, day care centers, instructions in crafts, fine art, dance, music, etc.

Sector Development Plan. A plan covering a specific portion of the unincorporated area of Bernalillo County that specifies standards for that area's development. A sector development plan may establish zoning regulations for an area that differ from those normally allowed, based on unique neighborhood conditions, including allowable uses, densities, building heights, landscaping requirements, signs, parking or other items as determined by the Board of County Commissioners. A sector development plan must be consistent with the policies of the Albuquerque/Bernalillo County Comprehensive Plan and any applicable area plan adopted for the portion of the County affected by the sector development plan.

Semi-Urban Area. An area designated "Semi-Urban" on the Albuquerque/Bernalillo County Comprehensive Plan Map.

Service Station. Any land, building, structure, or premises used for the retail sale of motor vehicle fuels, oil or accessories, or for servicing or lubricating motor vehicles or installing or repairing parts and accessories, but not including the repairing or replacing of motors, bodies, or fenders of motor vehicles, or painting motor vehicles.

Setback. The shortest distance between a structure and the present or future street line or property line, or right-of-way line of private access road.

Shopping Center. A premises containing a group of commercial retail and service establishments located in a complex containing five or more acres.

Sign. An identification, description, illustration, or device which is affixed to or represented directly or indirectly upon a building, structure, or land, and which directs attention to a product, place, activity, person, institution, or business. A back to back sign or V-shaped sign or a billboard constitutes one sign if it employs a common set of supports and if the signs are at some point within ten feet of each other.

Sign, Off-Premises. A sign which directs attention to a product, place, activity, person, institution or business not located on the site where the sign is located, including portable signs.

Sign, On-Premises. A sign which directs attention to a product, place, activity, person, institution or business on the site where the sign is located, including portable signs.

Single-Family Dwelling. A building designed to be occupied by one family and containing one kitchen, including manufactured homes and or prefabricated, modular or sectional units meeting the requirements of the Bernalillo County Building Code, designed to be permanent structures, placed upon permanent foundations, and taxed as real property.

Site Development Plan. A plan, to scale, showing all existing and proposed development for a parcel of land (e.g. buildings, landscaping, parking, storm drainage facilities, signs) and schedule of development.

Solid Wall or Fence. A wall, fence or similar enclosure which is visually solid and is kept in good repair. It may include evergreen hedges, trees planted six feet or less apart depending on the type of trees, decorative walls which may have openings and provided the total area of all the openings in such walls does not exceed 25 percent of the total area of the surface of these walls and further provided these openings are evenly distributed over the entire surface of such walls.

Stand. A structure for display and sale of products with no space for customers within the structure itself.

Story. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it; or, if there be no floor above it, then the space between such floor and the ceiling next above it.

Street. That portion of a public right-of-way or private way or thoroughfare which is primarily devoted to vehicular use. Such right-of-way or thoroughfare normally shall provide access to abutting property.

Structural Alterations. Any change except those required by law or ordinance, which would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams or girders, not including openings in bearing walls as permitted by other ordinances.

Structure. Anything constructed or erected, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground, including, but without limiting the generality of the foregoing, advertising signs, billboards, backstops for tennis courts, and pergolas, but not including tents or vehicles.

Urgent Care Center. See Medical Clinic.

Usable Open Space. An area on the same lot with a dwelling, in relation to which it serves to permanently provide light and air, as well as visual, psychological, and recreational needs for open space. Usable open space may include, but is not limited to, lawns, decorative plantings, native plants, open balconies, covered patios open on at least two sides, walkways, active and passive recreational areas, fountains, swimming pools, wooded areas, and water courses. Usable open space does not include public right-of-way, parking lots, off-street parking, driveways, other private vehicular surfaces, or buildings other than swimming pool rooms. Such space shall be available for entry and use by the residents involved.

Variance. A discretionary waiver from the zoning requirements to grant the property owner reasonable use of his land.

View Corridor- 1/8 mile from the Isleta Boulevard Right-of-Way.

Vision Clearance. A triangular space at the street corner of a corner lot, which is bounded by the street right-of-way lines and a line connecting points located 25 feet distant from the intersection, or projected intersection, of the street right-of-way lines, within which no obstruction to view between three feet and eight feet above the street level shall be placed or maintained.

Watchman or Caretaker Residence. A mobile home, or manufactured home not placed on a permanent foundation, used as a temporary dwelling for security purposes on sites occupied by an active permitted non-residential use. No other residence may be located on the same lot or parcel and the watchman caretaker unit may not be used for commercial or office purposes.

Wireless Telecommunications Antenna. Any exterior transmitting or receiving device which may be mounted on a tower, building, or structure and used in communications that radiates or captures electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), or other commercial signals. It includes, but is not limited to, a directional antenna (e.g. a panel, a microwave dish and satellite dish), and an omni-directional antenna (e.g. a whip), but does not include a non-commercial or amateur antenna.

Wireless Telecommunications Equipment Building or Cabinet. A building or cabinet in which the electronic receiving and relay equipment for a wireless telecommunications facility is housed.

Wireless Telecommunications Facility. A facility that transmits or receives signals or waves radiated or captured by a wireless telecommunications antenna. It may include: antennas of all kinds including microwave dishes and other types of equipment for the transmission or reception of such signals, telecommunications towers or similar structures supporting said equipment, equipment buildings or cabinets, parking area, and other accessory development.

Wireless Telecommunication Services. The provision or offering for rent, sale, or lease, or in exchange for other value received, of the transmittal of voice, data, image, graphic, and video programming information between or among points excluding only cable services.

Wireless Telecommunications Tower. A structure intended to support wireless telecommunications antennas. Examples of such structures include, but are not limited to, freestanding poles (e.g. monopoles, masts, poles, or guyed towers) and lattice construction steel towers.

Yard. An open space, other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this ordinance.

Yard, Front. An open area, extending across the full width of a lot, the depth of which is the shortest distance between the front lot line and the front wall of the main building.

Yard, Rear. An open area, extending across the full width of a lot, the depth of which is the shortest distance between the rear wall of the main building and the rear lot line.

Yard, Side. An open area between the side lot line and the side of the main building, extending from the front yard to the rear yard.

Zone Map. A map delineating the zone boundaries.

Zoning Administrator. The official designated to enforce this ordinance as provided in the Administrative Section of this ordinance.

Zoning Certificate. The certificate required in Paragraph 3 of the Administrative Section, Subsection C hereof.

Zoning Commission. The County Planning Commission is the County Zoning Commission. (Ord. No. 271, 8-20-74; Ord. No. 280, 10-15-74; Ord. No. 344, 5-18-76; Ord. No. 5-77, 5-17-77; Ord. No. 78-49, 7-18-78; Ord. No. 78-66, 10-3-78; Ord. No. 79-60, 10-16-79; Ord. No. 80-45, 11-18-80; Ord. No. 83-26, 7-19-83; Ord. No. 83-39, 10-18-83; Ord. No. 84-11, 2-21-84; Ord. No. 86-18, 6-24-86; Ord. No. 92-18, 12-15-92; Ord. No. 99-6, § 1, 5-11-99; Ord. No. 03-4, § 1, 6-24-03; Ord. No. 04-1, § 1, 1-13-04)

B. COMMUNITY PROCESS

COMMUNITY PLANNING PROCESS

For the Isleta Boulevard and Village Centers Sector Development Plan, the planning team embarked upon a comprehensive community participation process that ensured all residents were informed about the sector plan and invited to jump into the process at any time. All residents were treated with respect and valued for what they could add to the process, and had ample access and opportunity to help shape the development of the sector plan.

The Resource Center for Raza Planning (RCRP) was committed to a public participation process that would provide an open venue for expressing community values, addressing community concerns and questions, and providing an exchange of knowledge and information. The perspectives of community members were gathered through public meetings, Community Advisory Committee meetings, one-on-one meetings, mapping exercises, and a survey.

Goals of the Public Participation Process

The public participation process for the Isleta Boulevard and Village Centers Sector Development Plan included the following goals:

- Developing a process to help residents express their values about their community
- Soliciting and documenting community concerns, issues, and knowledge
- Establishing forums to exchange education and information
- Analyzing community input to develop language for the sector plan

Methods for Maximum Outreach

RCRP used a variety of techniques in order to provide maximum outreach to the public. These techniques included:

- Holding community-wide public meetings
- Establishing a Community Advisory Committee (CAC) consisting of anyone who attended any sector plan meeting and open to new residents at any time



1/19/02 CAC Meeting



2/2/05 CAC Meeting



2/16/05 CAC Meeting

IV. Appendix

- Identifying and recruiting a variety of stakeholders into the CAC process, including individuals from the community and technical experts
- Providing a forum for information exchange, including regularly scheduled CAC meetings and update newsletters mailed to South Valley residents

RCRP routinely communicated with the residents of the South Valley who would be most impacted by the project through the following methods:

- Postcard reminders of meetings
- Newsletters
- Personal telephone calls before each meeting
- Bernalillo County Website
- News releases
- *Albuquerque Journal* articles and announcements
- *South Valley Ink* articles and announcements
- Public Meetings
- CAC Meetings
- Survey
- Visioning Exercises
- Mapping Exercises

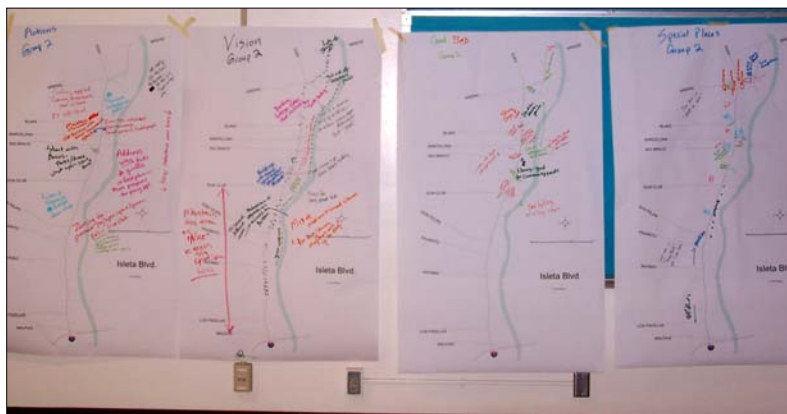


10/12/04 CAC Meeting/Mapping Exercise

Sector Plan Community Meetings

The community participation process for the Isleta Boulevard and Village Centers Sector Development Plan was based upon valuing the opinions of local residents and regularly exchanging information regarding the sector plan. The planning process involved two types of meetings: public meetings, in which mailings were sent to almost 3,000 households who live within a quarter-mile of Isleta Boulevard to target new participants, and Community Advisory Council meetings, in which mailings were sent to participants who attended any previous sector plan meeting. Regardless of how meeting notices were mailed out, every sector plan community meeting was open to the public and advertised on the Bernalillo County website with occasional announcements and articles in newspapers.

Every sector plan community meeting was held in the Harrison Middle School cafeteria at 6:30 p.m. and were typically attended by 40 people. Food was integral to the community meetings. At each meeting refreshments were provided by RCRP. For several meetings, potlucks were organized where everyone brought food to share. Some community participants even brought in treats of their own regularly, like homemade gingersnap cookies.



Community Visioning Maps, 10/12/04

The sector plan public participation process fell into ~~two~~ three phases. During Phase 1: Information Gathering and Visioning (September–

December, 2004), the planning team led meeting participants through a survey on visions for Isleta Boulevard, several visioning exercises, and a mapping exercise in which residents mapped their likes/dislikes about Isleta along with their visions for the roadway. One public meeting and three CAC meetings were held during this process.

- September 21, 2004: Introducing the Isleta Boulevard sector planning process to the community and administering a survey to meeting participants (*Public*)
- October 12, 2004: Mapping exercise (*CAC*)
- November 9, 2004: Sector plan boundaries discussion (*CAC*)
- November 30, 2004: Guidelines, Incentives and Regulations discussion (*CAC*)

In the second phase of the public participation process, the planning team and the meeting participants built upon the community's articulated visions to develop policies for the Isleta corridor. In **Phase 2: Policymaking** (January–June, 2005), there were two public meetings and seven CAC meetings (roughly every other Wednesday).

- January 19, 2005: *Welcome Back! Potluck*. Updating the public on the progress of the Isleta Boulevard sector plan and inviting new participants. (*Public*)
- February 2, 2005: Agriculture/Open Space Issues (*CAC*)
- February 16, 2005: Agriculture/Open Space Policy Language (*CAC*)
- March 2, 2005: Infrastructure/Amenities and Village Centers Introduction (*CAC*)
- March 16, 2005: Infrastructure/Amenities and Traffic Flow Policy Language (*CAC*)
- April 6, 2005: Economic Development Issues (*CAC*)
- April 20, 2005: Village Centers Issues (*CAC*)
- May 4, 2005: Village Centers and Sense of Place Policy Language (*CAC*)
- May 23, 2005: Village Centers and Sense of Place Policy Language (*CAC*)
- June 15, 2005: *We Did It! Potluck*. Community review of the draft sector plan (*Public*)

Phase 2 was kicked off with a potluck and storytelling meeting, where community members shared a meal and told stories about the corridor: growing up there, having family there for centuries, or moving there because of its uniqueness. Throughout the spring, sector plan community meetings often involved participants and the planning team spending time mingling and chatting well after the meetings were adjourned.

When talking through policy for the Isleta corridor, discussions were respectful and debate was lively; community participants were invited to share their knowledge about related topics and feedback was requested for every item the planning team presented. Meetings typically involved a presentation and facilitated discussion where residents were given several handouts with policy options to consider. Often, the planning team would come back at the next meeting with answers to previous questions and with adjustments to previously presented policy options based on community feedback. Though disagreements exist within the community, the tone of the discussion was collaborative and constructive throughout the planning process.

In the third phase of the planning process, more people involved themselves to develop policy for the sector plan. In Phase Three: Policymaking (October 2005- March 2006), there were three public meetings.

- December 15, 2005: Revisit the Draft Sector Plan (*Public*)
- February 1, 2006: Issues and Concerns of Draft Plan (*Public*)

■ February 15, 2006: Second Draft of the Sector Plan (*Public*)

Phase three was a time when issues with the first draft of the Isleta Boulevard and Village Centers Sector Development Plan could be expressed with the project team and the community CAC. The project team and the CAC recorded and implemented changes to the sector plan from these issues and concerns.

C. ARTICULATED ISSUES AND RECOMMENDATIONS

A. Rural Quality

Cluster development in the Isleta Boulevard Agricultural Zone

Within cluster development, buildings are grouped together in order to preserve the maximum amount of land for agriculture and/or open space. This allows for the protection of continuous open space lands that have the potential for agriculture production and that maintain traditional viewsheds across the valley. Also, with proper incentives in place, cluster development allows the developer to maximize profits by increasing allowable density, and gives developers greater flexibility to offer a variety of lot sizes and unit types.

The table below provides policies for cluster development in the A-Z zone and includes incentives for developing residential subdivisions in this manner. Cluster Development will be required for all new subdivisions within this zone on lots of at least 3 acres.

Isleta Boulevard Agricultural Zone Cluster Development Policy	
Clustering	<p>Lots of three acres or more subdivided after the adoption of this ordinance shall be clustered with a minimum parcel size of 11,000 sq/ft and a maximum of 17,220 sq/ft</p> <p><u>And</u></p> <p>Lots shall be contiguous with one another unless the natural environment dictates developing a small number of separate clusters instead, as approved by the Zoning Administrator</p> <p><u>And</u></p> <p>A mixture of lot sizes and housing types is strongly encouraged</p> <p><u>And</u></p> <p>Development plan shall take advantage of the natural topography</p> <p><u>And</u></p> <p>Driveways and garages shall be located on the sides of houses away from public roads</p> <p><u>And</u></p> <p>Cluster design shall minimize paved surfaces in order to promote groundwater recharge and preserve existing landscape and character</p>
Large Subdivisions	<p>Subdivisions of more than 20 lots shall seek to create a compact neighborhood form with streets in a grid-like pattern</p> <p><u>And</u></p> <p>Shall include a second access road connecting to existing county streets</p>
Open Space	<p>land protection by one of the following mechanisms:</p> <ul style="list-style-type: none"> - Conservation easements recorded in the deed - Agreement of the County or land trust to assume ownership and maintenance - Dedication to a homeowners association to maintain land and open space <p><u>And</u></p> <p>In cases where ownership of open space is not conveyed to the County, landowners shall be responsible for maintenance of the land so as to protect public health and safety and maintain a traditional semi-rural character</p> <p><u>And</u></p> <p>Open space shall be planned as large contiguous areas where possible. If open space is provided in more than one parcel, these shall be linked by open space corridors at least 10' wide that can serve</p>

	as potential wildlife corridors or recreational trails								
Recreational Trails	In cases where open space within subdivisions might substantially add to public trail networks or recreational amenities, landowners shall grant trail easements to the appropriate public authority as part of the open space requirement								
Open Space Requirements and Incentives	Proposed Cluster Density Guidelines								
	Zone Type	SWAP Area	Comp Plan Area	Sewer Available	Existing Density in SWAP	Cluster	% of Open Space	Proposed Density per Acre	Lot Size SQ FT
	A-1	Res-1	Developing Urban	Yes	Minimal	Yes	50%	1DU/Acre	17,220
	A-1	Res-1	Developing Urban	Yes	Minimal	No	None	Minimal	54,450
	A-1	Res-2	Rural/Dev. Urban	Yes	1 DU/Acre	Yes	50%	1.5 DU/Acre	11,616
	A-1	Res-2	Rural/Dev. Urban	Yes	1 DU/Acre	Yes	30%	1.25 DU/Acre	11,000
	A-1	Res-2	Rural/Dev. Urban	Yes	1 DU/Acre	No	None	1 DU/Acre	34,848
	A-1	Res-2	Rural/Dev. Urban	No	1.25 DU/Acre	Yes	50%	1.5 DU/Acre	11,616
	A-1	Res-2	Rural/Dev. Urban	No	1.25 DU/Acre	Yes	30%	1.25 DU/Acre	11,000
	A-1	Res-2	Rural/Dev. Urban	No	1.25 DU/Acre	No	None	1 DU/Acre	34,848
These figures assume 20% of the overall site is necessary for roads and other right-of-way. The open space is then deducted from the net area to attain the buildable area. The number of clustered units is based on the cluster density times the total site acreage. Homeowner's lot size is estimated by dividing the number of clustered units into the buildable area.									
*All cluster proposals will be evaluated on a site-by-site basis.									

CONSERVATION EASEMENTS

Without available land, farming would be impossible. With the encroachment of urbanization, prime agricultural land in the South Valley is continuously being paved over and lost forever. For the Isleta corridor, a future without any available open space land could be a reality if measures to protect this land are not taken soon.

Conservation easements are an innovative approach to the preservation of agricultural land along Isleta and throughout the entire South Valley. Besides being extremely effective, conservation easements are easy, practical, and are the single best way to preserve agriculture in the South Valley. Although outside the scope of this sector plan, conservation easements were a major topic of discussion in community meetings, and therefore information about how they could work for the Isleta corridor is included here for information purposes.

Donated Conservation Easements

A conservation easement is a voluntary agreement that allows a landowner to limit the type or amount of development on their property while retaining private ownership of the land. The easement is signed by the landowner, who is the easement donor, and a qualified conservation organization, which is the party receiving the easement. The conservation organization accepts the easement with the understanding that it must enforce the terms of the easement in perpetuity. In New Mexico, unlike in other states, the state and local governments are not authorized by statute to hold conservation easements. However, they may be held by qualified private associations. Provided that certain conditions are met, donors of easements may be eligible for income, estate, and/or property tax benefits. One condition is that there must be an established, recognizable public benefit, such as protecting rare species and water supplies, providing fresh produce, or preserving scenic vistas visible from roads. Public access is not a requirement.



Agricultural land along the Isleta corridor
Source: RCRP

A Conservation Easement allows the landowner the ability to:

- Keep the ranch or farm in the family and maintain agricultural production
- Preserve the land for future generations
- Take stewardship of the natural resources on their land
- Preserve open space and the community's agricultural heritage
- Reduce estate taxes and the Internal Revenue Service's influence over the land
- Receive an income tax deduction equal to the appraised value of the development rights

Options for the Isleta corridor

A conservation easement program can be started in a number of ways. The following are possibilities for how a local conservation easement program could begin. *(Note that a conservation easement program is outside the scope of the sector plan and should be pursued by local residents and/or organizations.)*

- Develop a South Valley Land Trust to hold the easement
- Identify existing Trusts both locally and nationally to hold the easement
- Promote a Countywide Conservation Easement educational initiative

The county government could collaborate with private individuals and organizations to establish



Evidence of farming along Isleta Boulevard adds to the corridor's uniqueness and sense of place
Source: RCRP

land trusts and a conservation easement program. County assistance might take the form of technical assistance from staff, loan funds, or grant funds, such as through an open space bond measure.

GREENBELT POLICY

The purpose of the New Mexico Greenbelt Tax Policy is to preserve agriculture through a tax incentive. However, many Greenbelt recipients own land that is not being actively farmed; it is merely being held for development purposes. On the other hand, smaller parcels that do intensive small-scale farming (such as organic produce on small lots) are unable to receive the tax incentive to support their farming because their land is not large enough to qualify.

The Greenbelt Tax policy should be revised so that it operates as a true incentive for agriculture, as it was intended. The tax break should not be abused for land speculation purposes and should include smaller-scale farming in its scope. Changes in Greenbelt Policy must be made at the state level – not at the sector planning level.

The following recommendations could be taken to a State Representative or Senator willing to sponsor legislation amending the Greenbelt Tax:

- **Define ‘agriculture’ more specifically.** The current Greenbelt Tax defines agricultural use as a “means of land for production of plants, crops, trees, forest products, orchard crops, livestock, poultry, or fish.” In addition, the policy also references that there must be “evidence of primarily agricultural use.” However, anecdotal evidence in addition to an examination of recipients of Greenbelt Tax breaks shows that many landowners are not using their land for primarily agricultural uses or, since the land is sitting fallow waiting to be developed, are claiming grazing of a few horses as constituting “primarily agricultural” use.
- **Use value-based measurements to determine Greenbelt eligibility, not land measurements.** The current Greenbelt Tax is “based on the capacity of land to produce agricultural products.” This means that large parcels are rewarded and small parcels often don’t qualify. The upper Isleta corridor in particular shows good potential for backyard intensive farming that can be quite profitable (growing organic produce, for example). But unless the policy is changed, these backyard farmers (who can often bring in more profit than 10 acre plots of alfalfa) will continue to be shut out of the incentive. Instead of land-based measurements, the Greenbelt Tax should use Value-Based Measurements to determine eligibility, or there could be a lot-by-lot determination if production values should be used instead of land values, based on what is being grown.



Intensive backyard gardens like this one can often be more profitable than traditional large-lot farming



Value-based measurements might better enable backyard farmers of organic produce to receive the Greenbelt tax break

- Enforce a payback period of 5 years for Greenbelt land that is developed. Landowners who receive the Greenbelt Tax break and then develop their land should have to pay back a portion of the tax breaks they received to keep the land agricultural. When a parcel of Greenbelt land is developed, landowners should have to pay back benefits received over a certain number of years (five, for instance) by claiming Greenbelt status. This would act as a disincentive to develop agricultural land and a true incentive to continue farming.

SUPPORTING AGRICULTURAL PRODUCTION

A lack of consumer support for local farmers and their crops has helped contribute to the overall decline of agricultural production in the plan area. Yet signs point toward rising consumer demand for locally-grown food, including an increase in business at Albuquerque-area farmers' markets, a strong demand for locally-grown organic produce, and the new commercial kitchen at the small business incubator on Isleta Boulevard.

Given these factors, this is an ideal time to capitalize on rising consumer interest in local farming. The sector plan recommends that a comprehensive South Valley strategy be developed to help promote local agriculture. Options for supporting agricultural production in the South Valley include:

- Developing a South Valley agricultural economic development plan
- Promoting agricultural education in South Valley schools
- Developing a farmer support fund to help farmers with the costs of organic certification
- Developing a "Buy Local" campaign that markets locally-grown produce to grocery stores, restaurants, and directly to consumers
- Pursuing relationships with Albuquerque Public Schools and local correctional facilities to provide fresh produce
- Promoting diversification of agriculture throughout the South Valley. While traditional crops like alfalfa are ideal in large parcels, high-yield organic produce can do very well on small parcels.
- Promoting temporary and permanent fruit and vegetable stands throughout the South Valley
- Partnering local farmers with the South Valley Economic Development Center to use their commercial kitchen for value-added production



Acequias are a vital natural and cultural resource to the Isleta corridor community

Source: RCRP

ACEQUIA PRESERVATION

Water is one of the most urgent issues facing New Mexico and South Valley agriculture. Complex problems of supply and demand, ownership of water, and water quality are intrinsically inter-related, caught in a web of local, state and federal policy. As such, supply of water to agricultural lands within the project boundary has been an issue because of “first right” to water and the abandonment of private acequias.

Because of these issues, it is important to preserve existing Middle Rio Grande Conservancy District facilities and other networks of irrigation and drainage facilities to the greatest degree possible and to encourage continued irrigation use. However, changes in much of New Mexico Water Policy must be made at the state and federal level – not at the sector planning level.

Policy Options

- Bernalillo County should establish and enforce an official Acequia Preservation Policy.
- A State of New Mexico-recognized Acequia Association should be established. Community ditch and acequia associations have been declared political subdivisions of the state (NM 73- 2-28) and as such, are self-governing.
- Inventory and declare Priority Ditches for historic easement conservation. The NM Cultural Properties Preservation Easement Act (NMSA 1978, Sections 47-12A-2 to 47-12A-6) defines a cultural properties preservation easement, as "preserving the historical, architectural, archaeological or cultural significance of real property."

B. ECONOMIC DEVELOPMENT

SUPPORTING LOCAL BUSINESS

Isleta Boulevard enjoys a long history of fostering locally-owned small businesses. Local residents value these small businesses, realizing that as locals, these business owners naturally maintain a far greater sense of loyalty and investment toward local patrons and the surrounding community. Supporting small business enterprises helps ensure that business profit is recycled back into the local economy and honors the corridor's rich history of locally-owned businesses.

Steps Toward Increasing Small Business Support

- Develop small-scale commercial centers for merchants contributing to local character in favor of superstores run by national corporations
- Provide incentives for small businesses like tax abatements and preferential licensing
- Strive for niche markets like value-added agricultural processing and cold storage
- Utilize the new South Valley Economic Development Center incubator and the wide variety of small business services it will provide
- Formalize the link between small farms and the incubator's commercial kitchen
- Provide incentives for local hiring practices
- Utilize funding streams such as upper Isleta's Metropolitan Redevelopment Area status (administered by the City of Albuquerque) and the MainStreets organization

HISTORIC RE-USE

In addition to preserving the character of the corridor through the strategic placement of new development, the re-use of existing historic structures is an important element to future Isleta corridor economic development.

Assisting local businesses with financing to renovate original building facades would help maintain the historic culture of the community while attracting customers to existing businesses. Identifying funding sources (such as the MainStreets façade program) and the organizing to request funding is the first step in implementing historically-viable economic development.

Such historic building re-use could be accomplished through the pursuit of official recognition for structures needing repair or renovation. In addition to protecting their valuable historic significance, such recognition could also contribute to their eligibility for receiving rehabilitation funding.

C. INFRASTRUCTURE AND AMENITIES

TRAFFIC CONGESTION

Residents of the South Valley have become increasingly unhappy with traffic congestion on Isleta Boulevard. Anyone who regularly travels along Isleta Boulevard can describe how much traffic has increased in the last ten years, primarily due to the regional nature of road congestion. Any roadway's traffic patterns are heavily influenced by conditions outside the boundaries of the immediate community. This is as true for Isleta Boulevard as it is for any road that is connected to a network of arterials.

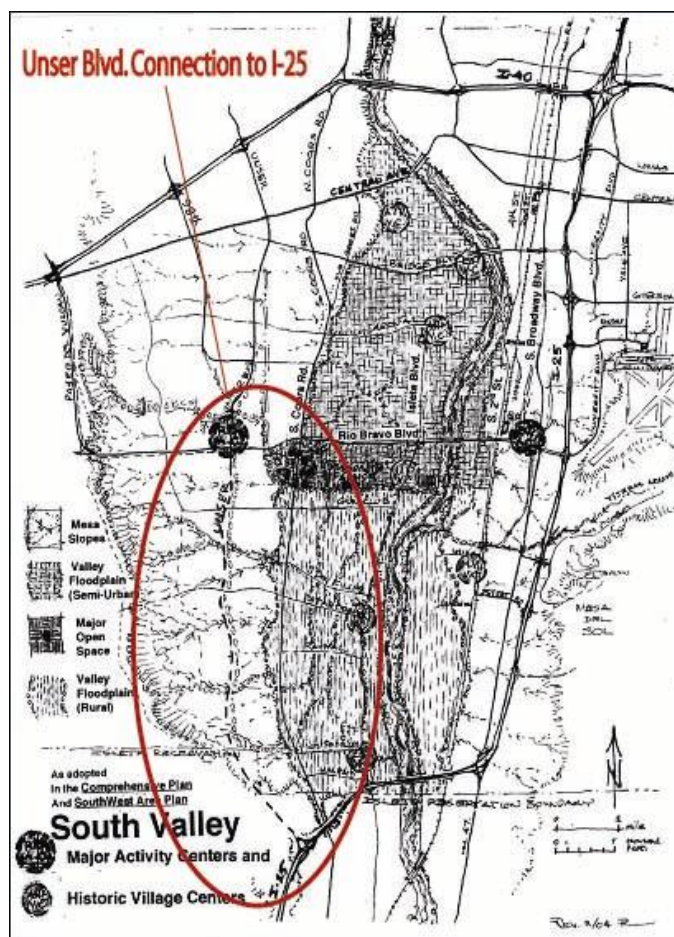
As described throughout this plan, rapid population growth in the Southwest portion of Bernalillo County and Albuquerque is the cause of much of the change along the Isleta corridor. Because Isleta Boulevard is one of only two major north-south roadways serving the residents living west of the Rio Grande, the South Valley becomes a crossroads for the large commuting population from the Westside traveling to Albuquerque. Problems stemming from traffic congestion include residents' frustration, a higher likelihood that economic development will be geared toward busy commuters instead of to local communities, and local community roadways transitioning into heavily-trafficked, high-speed thoroughfares. Although regional solutions to traffic congestion are outside the scope of the sector plan, the planning process spent some time talking through traffic congestion issues with community members and centered on two policy options that could help ease traffic congestion along the Isleta corridor: extending Unser Boulevard and protecting Pajarito Road.

Extending Unser to I-25

In the Mid-Region Council of Government's (MR-COG) Long Range Transportation Plan, Paseo del Volcan and Unser Boulevard are both identified as options for an extension south to I-25 to provide another north-south arterial to the region. Residents who participated in this planning process felt that Paseo del Volcan was a bad choice because it lies so far west of current Westside development that it would promote additional housing construction to the far West while still not meeting the need for a new north-south arterial convenient to current development.

Unser Boulevard is a better choice to be the region's major north-south arterial, and this sector plan strongly recommends that regional governments pursue its extension rather than Paseo del Volcan.

Unser already lies amidst existing Westside



Proposed Unser Blvd. extension as proposed by Paul Lusk
Source: Paul Lusk

development, so will not act as an inducer of additional sprawl. Since it is convenient to existing development, it will be relied upon more often than would Paseo del Volcan, which would be out of the way for Westside residents needing to drive east for work.

The extension of Unser would involve cooperating with Isleta Pueblo for the small portion of Unser that would cross their land to connect with I-25. Regional traffic needs are strong enough to warrant the pursual of this expansion. *(South Valley resident Paul Lusk has drawn a detailed map of a proposed Unser expansion that works with the natural slope of the land and would be preferred to a straight-line extension south. See graphic on previous page.)*

Pajarito and the Long Range Transportation Plan

The MR-COG Long Range Transportation Plan currently designates Pajarito Road as a Major Road for river crossings. In this planning process, residents continually voiced concern that labeling a rural community roadway like Pajarito as a major river crossing could prove disastrous for future community planning efforts. The infrastructure of Pajarito is not equipped to handle major east-west river crossings, nor does the surrounding community desire the drastic character changes that would accompany such a drastic change in use. This sector plan strongly recommends that Pajarito's Major Road designation be removed from the regional Long Range Transportation Plan.

ROAD DESIGN

As local residents tell it, the Isleta corridor's semi-rural character and quality of life are being threatened by road design that caters only to the automobile. The U.S. has been a world leader in developing new and better techniques for moving cars faster and more efficiently on our roads. However, this view of design undermines safe pedestrian activity and the use of alternative transportation such as bicycles and mass transit. It also overlooks the negative environmental impacts each automobile makes as driving becomes more predominant. Finally, it overlooks the issue of affordability and mobility, ignoring and discounting those who do not or cannot use automobiles. For these reasons, the residents of the South Valley have expressed their desire to 'take back the road' and make motorists realize that they are sharing space. Along the Isleta corridor, sharing the roads means sharing them with pedestrians, horseback riders, bicycles, and even tractors.



Typical stretch of the southern Isleta corridor
Source: Geri Knoebel

One of the ways in which the residents of the South Valley can create safer neighborhoods and improve the environment and their quality of life is through encouraging road designs that calm traffic and increase mobility and access for pedestrians.

The Isleta Boulevard Design Overlay (*see section 7.1.8 in this sector plan for specific Road Design ordinance*) includes policies to reduce automobile speeds, maintain semi-rural character through road

design, protect the quite rural nature of Isleta Boulevard south of Lakeview, improve pedestrian safety, and use vegetation to contribute to the area's sense of place.

LOW-IMPACT STORMWATER DRAINAGE

The impacts of development along Isleta Boulevard in the rural portions of the South Valley have created a need for better stormwater drainage solutions. The increase in impermeable surfaces via homes, driveways, and parking lots has increased water runoff and puddles near walking spaces and onto the roadway. However, community members state that developing forms of stormwater management such as curb and gutter south of Lakeview, in the more rural area of the Isleta corridor, is undesirable given the character changes associated with high-impact infrastructure.

For the past few years, Isleta Boulevard has undergone a major county-sponsored infrastructure improvement project. New road design and drainage was installed from Bridge to Arenal in Phase 1. In Phase 2, which should begin in Fall 2005, new road design and drainage infrastructure will be installed for Arenal to Rio Bravo.

Throughout this planning process, residents expressed a strong desire for the most rural section of Isleta Boulevard south of Lakeview to retain its existing character through appropriately rural infrastructure development. Any new infrastructure south of Lakeview should enhance the local environment, protect public health, and improve the quality of life in the community without having adverse effects of high-impact development. Drainage solutions for the Isleta corridor can be met in Low-Impact Development (LID), an innovative stormwater management approach that is modeled after nature's hydrology.

The purpose of local stormwater drainage policy is to improve the quality of life and protect the sense of place along the Isleta corridor by utilizing simple and effective low-impact stormwater drainage management techniques. The Isleta Boulevard Design Overlay (*see section 7.1.9 in this sector plan for specific Drainage ordinance*) includes policies to accommodate drainage on-site from a menu of drainage options and to use vegetation to enhance soil stability and health.



Examples of a swale, filter drain and infiltration device

D. TRAIL NETWORK

Walking trails play a critical role in the community's health and safety. They allow for safe pedestrian activity, promote utilization of other local amenities, and encourage physical health. Currently, the South Valley is home to only a limited trail network for pedestrian walkability. In addition, many services in the South Valley are inaccessible by pedestrians on foot. Without proper trails infrastructure, walking to and from services can be difficult and hazardous.

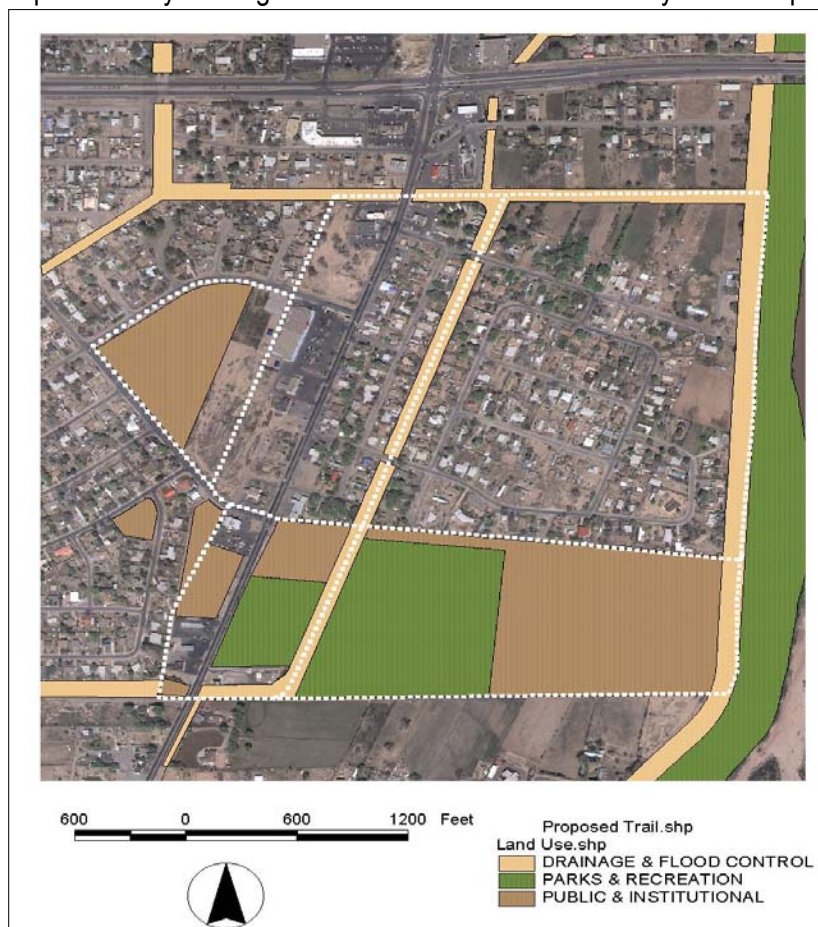


Coordination of the acequia system for walking trail purposes would be an invaluable community resource

Yet a prime opportunity to expand the local trail network exists in the area's historic acequia system, which could act as a major enhancement to existing walking trails in the South Valley. The area's acequia system is a major cultural resource of the South Valley. Local acequias help keep the Valley floor "green" and define the South Valley as a unique and special place within the Albuquerque region. The canals and drains have historically served as trails for utilitarian travel and for recreation on foot, bicycle, and horseback. The canals and drains also serve as a linear open space and habitat for a rich variety of flora and fauna, including many large cottonwoods and other community-valued trees along the Isleta corridor.

The development of adjacent and surrounding land for urban uses increasingly stresses and threatens the canals and drains. Barriers such as fencing and busy roadways have broken up what was once an interconnected and easily accessible trails system.

The Isleta Boulevard Design Overlay (see section 7.1.10 in this sector plan for specific Trail Network ordinance) includes policies to promote trail connections between Village Centers, resolve the liability issue between various governmental agencies, and retain or provide ditch access in order to allow



Example of a trail network design in the Adobe Acres Village Center

IV. Appendix

for safe pedestrian activity, promote the utilization of local amenities like the acequia system, and encourage the physical health of the community.

E. ACCESS TO AMENITIES

Throughout the planning process, many residents expressed concern about the limited access to amenities and open space in the South Valley. Specifically, meeting participants felt that there is not sufficient opportunity to access designated open space along the Isleta corridor, including the bosque.

Bosque Access

A new bosque access point in the southern portion of the Isleta corridor in early 2005 was a welcome addition to the community for many residents, yet they found the lack of parking and signage to be frustrating. As this sector plan recommended in the Trail Network section, a unified trail strategy complete with signage is recommended for the corridor.



Hubbell House in 1867

Source: Bernalillo County Open Space

Hubbell House

Access to the corridor's other amenities is more complex. While the historic Hubbell House was recently purchased by Bernalillo County Open Space, many residents are confused about the status of the space for public access. Although the property is undergoing renovations and community members understand it is a fragile structure, they are less clear about the open space surrounding the property and expressed a desire for regular communication from County Open Space about the property, in addition to signage and parking.

Farming on County Open Space land

Another issue that arose from the sector plan public meetings was farming on County open space land. Currently, the County does provide some farming opportunities on open space land. Interested parties must buy liability insurance, farm at least one acre, and are only approved for one-year contracts.

During community meetings for the sector plan, many residents felt that these circumstances presented roadblocks to area residents interested in farming. County open space land seemed like an ideal amenity that could encourage local farming and add to the local food supply, but residents notice that much of the land has been sitting fallow.



Hubbell House in 2004

Source: Paiz Family

The following suggestions for amending the policy of farming on County open space land were suggested:

- Review the liability issues surrounding farming on County land. Many residents hoped that policy surrounding the insurance farmers are required to buy could be amended in favor of something less expensive.

- **Adjust the acreage limit for farming.** Many residents who support local farming would like to try out farming themselves, but want to start small. Other residents are interested in intensive small-scale farming and are only interested in very small plots. In both cases, an acre is more land than these potential farmers are interested in farming. Lowering the acreage limit (or doing away with one) would allow more flexibility in the choices available to interested farmers.
- **Increase the length of farming contracts.** Community members felt that being able to sign a contract for only one year is a disincentive to farm County open space land, and in the end limits the success of long-term sustainable agriculture in the community. One year is a very short time for a contract, especially considering that factors like weather and general farming risk often mean that one year's crop could fail while the next year's crop could do very well. In addition, farmers hoping to receive organic certification from the State must farm the same piece of land for three years in order to qualify, so the short contract could inhibit their long-range planning. A long-term strategy would allow them much more flexibility and room for long-term success.



Many community members express interest in farming County open space land, but cite several factors that act as disincentives to their participation
Source: Geri Knoebel

C. QUICK POLICY REFERENCE TABLES

One Corridor, Many Village Centers

The Isleta Boulevard Village Centers are meant to promote a more functional and attractive community by fostering identity and character that visually connects with the history of the corridor, facilitates pedestrian activity, increases synergy between land uses, and promotes appropriate economic development.

Gateway Village Center Policy Overview	
Scale	<ul style="list-style-type: none"> -maximum of 3,500 sq ft footprint for stand-alone buildings <u>or</u> - maximum 7,000 sq ft footprint for separate adjoining businesses with 30 foot maximum width of establishment and façade variation <u>or</u> - maximum of 15,000 sq ft footprint for a local-serving grocery store
Setback	<ul style="list-style-type: none"> -20' maximum front/plaza setback <u>or</u> - 30' maximum front/plaza setback for eating establishments that provide outdoor seating in front
Design	<ul style="list-style-type: none"> - Choice of traditional architectural styles as defined in the sector plan - “Gateway” design concepts when crossing the bridge - Use of color encouraged in the Gateway VC - No corporate franchise architecture - No drive-through establishments
Parking	<ul style="list-style-type: none"> - No minimum parking space requirement - Maximum parking allowable(#s do not include employee/handicapped spaces): <ul style="list-style-type: none"> ▪ Businesses less than 2,000 sq ft: 1 space per 200 sq ft of retail. ▪ Businesses between 2,000-5,000 sq ft: 1 space per 300 sq ft of retail. ▪ Businesses over 5,000 sq ft : 1 space per 400 sq ft of retail. ▪ Food-related businesses (grocery stores or restaurants): 1 space per 200 sq ft of retail. - Encourage shared parking between businesses. - Parking should be located to the rear or side of businesses - Parking lots should utilize permeable paving with crusher fines, gravel, or hollow pavers
Vegetation	A landscaping plan for commercial properties that should be part of the submittal package for a site. At a minimum this should describe landscaping within the front setback, if any, and landscaping within the parking areas. On-site drainage, creation of shade in pedestrian areas, and use of native and historic vegetation (from recommended planting list in sector plan) should be emphasized.
Drainage	Drainage must be treated on site.
Height	Height limit is 26 feet (roughly two stories), consistent with current regulations.
Lighting	<ul style="list-style-type: none"> - Utilize low-impact lighting -Shielded, downwardly-focused pedestrian-scale lighting should be used, approximately 10-15 feet in height
Signage	<ul style="list-style-type: none"> - Keep traditional forms of signage. - Monument signage allowed at a maximum of 4'by 6' - Low Profile signage allowed at a maximum of 4' by 6' <ul style="list-style-type: none"> - Building wall signage allowed - Reuse of existing historic signage is encouraged <ul style="list-style-type: none"> - No new billboards are allowed. - No backlit signage is allowed.

Armijo Village Center Policy Overview	
Scale	<ul style="list-style-type: none"> - maximum of 3,500 sq ft footprint for stand-alone buildings <u>or</u> - maximum 7,000 sq ft footprint for separate adjoining businesses with 30 foot maximum width of establishment and façade variation
Setback	<ul style="list-style-type: none"> - 20' maximum front/plaza setback <u>or</u> - 30' maximum front/plaza setback for eating establishments that provide outdoor seating in front
Design	<p><i>Center's unique sense of place with:</i></p> <ul style="list-style-type: none"> - Choice of traditional architectural styles as defined in the sector plan - Incorporate redesign strategies for Armijo Park (especially shade and landscaping) - No corporate franchise architecture - No drive-through establishments
Parking	<ul style="list-style-type: none"> - No minimum parking space requirement - Maximum parking allowable(#s do not include employee/handicapped spaces): <ul style="list-style-type: none"> ▪ Businesses less than 2,000 sq ft: 1 space per 200 sq ft of retail. ▪ Businesses between 2,000-5,000 sq ft: 1 space per 300 sq ft of retail. ▪ Businesses over 5,000 sq ft : 1 space per 400 sq ft of retail. ▪ Food-related businesses (grocery stores or restaurants): 1 space per 200 sq ft of retail. - Encourage shared parking between businesses. - Parking should be located to the rear or side of businesses - Parking lots should utilize permeable paving with crusher fines, gravel, or hollow pavers
Vegetation	A landscaping plan for commercial properties that should be part of the submittal package for a site. At a minimum this should describe landscaping within the front setback, if any, and landscaping within the parking areas. On-site drainage, creation of shade in pedestrian areas, and use of native and historic vegetation (from recommended planting list in sector plan) should be emphasized.
Drainage	Drainage must be treated on site.
Height	Height limit is 26 feet (roughly two stories), consistent with current regulations.
Lighting	<ul style="list-style-type: none"> - Utilize low-impact lighting -Shielded downwardly-focused pedestrian-scale lighting should be used, approximately 10-15 feet in height
Signage	<ul style="list-style-type: none"> - Keep traditional forms of signage. - Monument signage allowed at a maximum of 4'by 6' - Low Profile signage allowed at a maximum of 4' by 6' <ul style="list-style-type: none"> - Building wall signage allowed - Reuse of existing historic signage is encouraged <ul style="list-style-type: none"> - No new billboards are allowed. - No backlit signage is allowed.

Arenal Village Center Policy Overview	
Scale	<ul style="list-style-type: none"> - Maximum of 10,000 sq ft in two-story buildings with a 5,000 sq ft footprint <u>or</u> - In special circumstances, maximum of 20,000 sq ft for a commercial business with special local employment-generating potential and local hiring policies
Setback	<ul style="list-style-type: none"> - 20' maximum front/plaza setback <u>or</u> - 30' maximum front/plaza setback for eating establishments that provide outdoor seating in front
Design	<ul style="list-style-type: none"> - Choice of traditional architectural styles as defined in the sector plan - No corporate franchise architecture - No drive-through establishments
Parking	<ul style="list-style-type: none"> - No minimum parking space requirement - Maximum parking allowable(#s do not include employee/handicapped spaces): <ul style="list-style-type: none"> ▪ Businesses less than 2,000 sq ft: 1 space per 200 sq ft of retail. ▪ Businesses between 2,000-5,000 sq ft: 1 space per 300 sq ft of retail. <ul style="list-style-type: none"> ▪ Businesses over 5,000 sq ft : 1 space per 400 sq ft of retail. ▪ Food-related businesses (grocery stores or restaurants): 1 space per 200 sq ft of retail. - Encourage shared parking between businesses. - Parking should be located to the rear or side of businesses - Parking lots should utilize permeable paving with crusher fines, gravel, or hollow pavers
Vegetation	A landscaping plan for commercial properties that should be part of the submittal package for a site. At a minimum this should describe landscaping within the front setback, if any, and landscaping within the parking areas. On-site drainage, creation of shade in pedestrian areas, and use of native and historic vegetation (from recommended planting list in sector plan) should be emphasized.
Drainage	Drainage must be treated on site.
Height	Height limit is 26 feet (roughly two stories), consistent with current regulations.
Lighting	<ul style="list-style-type: none"> - Utilize low-impact lighting -Shielded downwardly-focused pedestrian-scale lighting should be used, approximately 10-15 feet in height
Signage	<ul style="list-style-type: none"> - Keep traditional forms of signage. - Monument signage allowed at a maximum of 4'by 6' - Low Profile signage allowed at a maximum of 4' by 6' <ul style="list-style-type: none"> - Building wall signage allowed - Reuse of existing historic signage is encouraged <ul style="list-style-type: none"> - No new billboards are allowed. - No backlit signage is allowed.

Rio Bravo Commercial Center Policy Overview	
Scale	- Maximum of 99,999 sq ft
Setback	- 20' maximum front/plaza setback or - 30' maximum front/plaza setback for eating establishments that provide outdoor seating in front
Design	- Choice of traditional architectural styles as defined in the sector plan - No corporate franchise architecture - No drive-through establishments
Parking	-No minimum parking space requirement - Maximum parking allowable(#s do not include employee/handicapped spaces): <ul style="list-style-type: none"> ▪ Businesses less than 2,000 sq ft: 1 space per 200 sq ft of retail. ▪ Businesses between 2,000-5,000 sq ft: 1 space per 300 sq ft of retail. <ul style="list-style-type: none"> ▪ Businesses over 5,000 sq ft : 1 space per 400 sq ft of retail. ▪ Food-related businesses (grocery stores or restaurants): 1 space per 200 sq ft of retail. - Encourage shared parking between businesses. - Parking should be located to the rear or side of businesses - Parking lots should utilize permeable paving with crusher fines, gravel, or hollow pavers
Vegetation	A landscaping plan for commercial properties that should be part of the submittal package for a site. At a minimum this should describe landscaping within the front setback, if any, and landscaping within the parking areas. On-site drainage, creation of shade in pedestrian areas, and use of native and historic vegetation (from recommended planting list in sector plan) should be emphasized.
Drainage	Drainage must be treated on site.
Height	Height limit is 26 feet (roughly two stories), consistent with current regulations.
Lighting	- Utilize low-impact lighting -Shielded, downwardly-focused pedestrian-scale lighting should be used, approximately 10-15 feet in height
Signage	- Keep traditional forms of signage. <ul style="list-style-type: none"> - Monument signage allowed at a maximum of 4'by 6' - Low Profile signage allowed at a maximum of 4' by 6' <ul style="list-style-type: none"> - Building wall signage allowed Reuse of existing historic signage is encouraged <ul style="list-style-type: none"> - No new billboards are allowed. - No backlit signage is allowed.

Adobe Acres Village Center Policy Overview	
Scale	<ul style="list-style-type: none"> - maximum of 3,500 sq ft footprint for stand-alone buildings <u>or</u> - maximum 7,000 sq ft footprint for separate adjoining businesses with 30 foot maximum width of establishment and façade variation <u>or</u> - maximum of 15,000 sq ft footprint for a local-serving grocery store
Setback	<ul style="list-style-type: none"> - 20' maximum front/plaza setback <u>or</u> - 30' maximum front/plaza setback for eating establishments that provide outdoor seating in front
Design	<ul style="list-style-type: none"> - Choice of traditional architectural styles as defined in the sector plan - "Gateway" design concepts when crossing the bridge - Use of color encouraged in the Gateway VC - No corporate franchise architecture - No drive-through establishments
Parking	<ul style="list-style-type: none"> - No minimum parking space requirement - Maximum parking allowable(#s do not include employee/handicapped spaces): <ul style="list-style-type: none"> ▪ Businesses less than 2,000 sq ft: 1 space per 200 sq ft of retail. ▪ Businesses between 2,000-5,000 sq ft: 1 space per 300 sq ft of retail. ▪ Businesses over 5,000 sq ft : 1 space per 400 sq ft of retail. ▪ Food-related businesses (grocery stores or restaurants): 1 space per 200 sq ft of retail. - Encourage shared parking between businesses. - Parking should be located to the rear or side of businesses - Parking lots should utilize permeable paving with crusher fines, gravel, or hollow pavers
Vegetation	A landscaping plan for commercial properties that should be part of the submittal package for a site. At a minimum this should describe landscaping within the front setback, if any, and landscaping within the parking areas. On-site drainage, creation of shade in pedestrian areas, and use of native and historic vegetation (from recommended planting list in sector plan) should be emphasized.
Drainage	Drainage must be treated on site.
Height	Height limit is 26 feet (roughly two stories), consistent with current regulations.
Lighting	<ul style="list-style-type: none"> - Utilize low-impact lighting -Shielded, downwardly-focused pedestrian-scale lighting should be used, approximately 10-15 feet in height
Signage	<ul style="list-style-type: none"> - Keep traditional forms of signage. - Monument signage allowed at a maximum of 4'by 6' - Low Profile signage allowed at a maximum of 4' by 6' <ul style="list-style-type: none"> - Building wall signage allowed - Reuse of existing historic signage is encouraged <ul style="list-style-type: none"> - No new billboards are allowed. - No backlit signage is allowed.

Pajarito Village Center Policy Overview	
Scale	<ul style="list-style-type: none"> - Maximum of 2,500 sq ft footprint for stand-alone buildings <u>or</u> - Maximum 5,000 sq ft footprint for separate adjoining businesses with 30 foot maximum width of establishment and façade variation
Setback	<ul style="list-style-type: none"> - 10' maximum front/plaza setback <u>or</u> - 20' maximum front/plaza setback for eating establishments that provide outdoor seating in front
Design	<ul style="list-style-type: none"> - Choice of traditional architectural styles as defined in the sector plan - No corporate franchise architecture - No drive-through establishments
Parking	<ul style="list-style-type: none"> - No minimum parking space requirement - Maximum parking allowable(#s do not include employee/handicapped spaces): <ul style="list-style-type: none"> ▪ Businesses less than 2,000 sq ft: 1 space per 200 sq ft of retail. ▪ Businesses between 2,000-5,000 sq ft: 1 space per 300 sq ft of retail. ▪ Businesses over 5,000 sq ft : 1 space per 400 sq ft of retail. ▪ Food-related businesses (grocery stores or restaurants): 1 space per 200 sq ft of retail. - Encourage shared parking between businesses. - Parking should be located to the rear or side of businesses - Parking lots should utilize permeable paving with crusher fines, gravel, or hollow pavers
Vegetation	A landscaping plan for commercial properties that should be part of the submittal package for a site. At a minimum this should describe landscaping within the front setback, if any, and landscaping within the parking areas. On-site drainage, creation of shade in pedestrian areas, and use of native and historic vegetation (from recommended planting list in sector plan) should be emphasized.
Drainage	Drainage must be treated on site.
Height	Height limit is 26 feet (roughly two stories), consistent with current regulations.
Lighting	<ul style="list-style-type: none"> - Utilize low-impact lighting - Shielded, downwardly-focused pedestrian-scale lighting should be used, approximately 10-15 feet in height
Signage	<ul style="list-style-type: none"> - Keep traditional forms of signage. - Monument signage allowed at a maximum of 4' by 6' - Low Profile signage allowed at a maximum of 4' by 6' <ul style="list-style-type: none"> - Building wall signage allowed - Reuse of existing historic signage is encouraged <ul style="list-style-type: none"> - No new billboards are allowed. - No backlit signage is allowed.

Los Padillas Village Center Policy Overview	
Scale	<ul style="list-style-type: none"> - Maximum of 3,500 sq ft footprint for stand-alone buildings or - Maximum of 7,000 sq ft footprint for separate adjoining businesses with 30 foot maximum width of establishment and façade variation
Setback	<ul style="list-style-type: none"> - 20' maximum front/plaza setback or - 30' maximum front/plaza setback for eating establishments that provide outdoor seating in front
Design	<ul style="list-style-type: none"> - Choice of traditional architectural styles as defined in the sector plan - No corporate franchise architecture - No drive-through establishments
Parking	<ul style="list-style-type: none"> - No minimum parking space requirement - Maximum parking allowable(#s do not include employee/handicapped spaces): <ul style="list-style-type: none"> ▪ Businesses less than 2,000 sq ft: 1 space per 200 sq ft of retail. ▪ Businesses between 2,000-5,000 sq ft: 1 space per 300 sq ft of retail. <ul style="list-style-type: none"> ▪ Businesses over 5,000 sq ft : 1 space per 400 sq ft of retail. ▪ Food-related businesses (grocery stores or restaurants): 1 space per 200 sq ft of retail. - Encourage shared parking between businesses. - Parking should be located to the rear or side of businesses - Parking lots should utilize permeable paving with crusher fines, gravel, or hollow pavers
Vegetation	A landscaping plan for commercial properties that should be part of the submittal package for a site. At a minimum this should describe landscaping within the front setback, if any, and landscaping within the parking areas. On-site drainage, creation of shade in pedestrian areas, and use of native and historic vegetation (from recommended planting list in sector plan) should be emphasized.
Drainage	Drainage must be treated on site.
Height	Height limit is 26 feet (roughly two stories), consistent with current regulations.
Lighting	<ul style="list-style-type: none"> - Utilize low-impact lighting - Shielded, downwardly-focused pedestrian-scale lighting should be used, approximately 10-15 feet in height
Signage	<ul style="list-style-type: none"> - Keep traditional forms of signage. - Monument signage allowed at a maximum of 4'by 6' - Low Profile signage allowed at a maximum of 4' by 6' <ul style="list-style-type: none"> - Building wall signage allowed - Reuse of existing historic signage is encouraged <ul style="list-style-type: none"> - No new billboards are allowed. - No backlit signage is allowed.

Isleta Boulevard Agricultural Zone Policy

The Isleta Boulevard Agricultural Zone Policy is designed to regulate standards of development in current A-1 zoned parcels in order to enhance and maintain the traditional character of the South Valley. Features such as setbacks, road design and acequias are all integral components of what makes up the rural character of the South Valley and are important in maintaining open space for potential agricultural production. These policies include:

Isleta Boulevard Agricultural Zone (SD-IA)	
Setback	<p>-30' minimum front setback from Isleta Blvd and arterial roads to protect rural viewsheds</p> <p>- Smaller setback can be used if lot does not allow for 100' minimum setback, as approved by Zoning Administrator</p> <p>-20' maximum setback from local access roads to encourage cluster development</p> <p>-Zero lot line construction allowed for town houses and single-family detached subdivisions <u>to encourage cluster development</u></p>
Access	New lots shall utilize existing driveway/access roads where possible, with appropriate easements granted to newly created lots, or shall utilize a single new common driveway/access road if no such facility exists
Road Design	<p>Access roads (driveways) shall be no more than 20' in width</p> <p>Roads in subdivision shall be no more than 26' in width</p> <p>Road surfacing with permeable material (gravel or permeable paving) is strongly encouraged</p>
Acequia Preservation	<p>Landowners shall preserve and maintain all existing acequias and other agricultural drainage facilities.</p> <p>All structures and walls shall be set back at least 20' from acequias and related facilities</p> <p>Trail easements shall be created or preserved along existing acequias and other drainage facilities</p>
'No Net Expense'	Subdivisions in non-programmed areas where sewer, water and roads do not exist shall not be approved unless they can demonstrate that they pose "no net" expense to the local government with respect to existing public works, educations and transportation infrastructure, as well as basic health, safety and general welfare services
Existing Subdivision	Cluster development is encouraged on previously platted subdivisions if development has not been completed and existing property owners agree to the cluster design

Isleta Boulevard Mixed-Use Zone SD-IMU

The idea of mixed-use development is not new to Isleta Boulevard; it lies in its history. Land uses along Isleta have historically been an eclectic mesh of housing and commercial coexisting side by side. It is one of the many elements of the area's unique character. Community members have articulated a need for zoning that allows a mix of land uses along the corridor, which since World War II have tended to be separated by mutually exclusive zoning districts.

The complete language of the Isleta Boulevard Mixed-Use Zone can be found in Chapter 3 Section 4 of this Sector Plan. The table below provides policy for development standards in the M-U zone:

Isleta Boulevard Mixed-Use (M-U) Zone Policy Overview	
Scale	<ul style="list-style-type: none"> - Maximum of 3,500 sq ft footprint for new stand-alone buildings (residential, commercial, or mixed-use) or - 7,000 sq ft footprint for new buildings with 30 foot maximum width of establishment and façade variation (adjoining commercial, affordable housing, or mixed-use with affordable housing)
Setback	<ul style="list-style-type: none"> - 20' maximum front setback to define corridor and conform with traditional patterns or - 30' maximum for eating establishments providing outdoor seating in front
Design	<ul style="list-style-type: none"> - Choice of traditional architectural styles as defined in the sector plan - No corporate franchise architecture - No drive-through establishments
Parking	See Parking Guidelines under Design Overlay Zone
Landscaping	See Landscaping Guidelines under Design Overlay Zone
Drainage	Drainage must be treated on site.
Height	Height limit is 26 feet (roughly two stories), consistent with current regulations.
Lighting	See Lighting Guidelines under Design Overlay Zone
Signage	See Signage Guidelines under Design Overlay Zone

E. FREQUENTLY ASKED QUESTIONS

ISLETA BOULEVARD AND VILLAGE CENTERS SECTOR DEVELOPMENT PLAN

FREQUENTLY ASKED QUESTIONS

Why have a plan for the Isleta Boulevard area?

The South Valley is developing very rapidly. Much of its traditional semi-rural character is in danger of being lost to unplanned development. Through comments from South Valley residents, members of the public have sent a message that they want the South Valley's traditional quality of life preserved.

The public sent a similar message during creation of the 2001 Southwest Area Plan (SWAP). This higher-level document calls for the creation of a more detailed Isleta Sector Plan. According to the SWAP, a sector plan for the Isleta corridor was needed in order to:

- Protect the visual qualities that reflect the history and heritage of Isleta Boulevard
- Provide guidance to developers, design professionals, and property owners for new development, streetscape and redevelopment projects
- Examine existing and future land uses in relations to economic development opportunities
- Examine existing and future land uses in relation to the revitalization of the adjacent properties and the efficient functioning of Isleta Boulevard
- Develop incentives to encourage commercial and mixed-use development for this area

Will this plan decrease property values?

The plan allows development on every parcel that can currently be built upon, but adds standards and guidelines to maintain the character of the South Valley. It allows a greater range of development in designated Village Center areas than is currently allowed by zoning, and allows landowners to consolidate lots that are too small to be built on currently.

What happens if I own property on Isleta Boulevard?

In most cases there will be little, if any, change in what you can do. The exact changes depend on which of four areas your property is in:

- In the agriculture zone areas at the southern part of the corridor, people can subdivide and develop exactly as they can right now. As proposed in the Sector Development plan, houses will need to set back farther from the road to preserve views from the road, from the current 25 foot setback to a minimum

of 30 feet. There are some additional requirements for fences, walls, and landscaping so that they won't obstruct views across open land (more detail).

- In the Village Center areas, there will be some changes in setback and scale to preserve the character of the South Valley. Setback will be standard at 10'-20' in the Village Center Zones. The scale of the buildings will vary depending on where the village center is located. In areas that currently have higher densities and larger buildings (such as Rio Bravo and Isleta) the plan will allow for larger scale buildings. In areas that are more rural, the plan allows smaller scale buildings.
- In mixed-use areas between village centers in the northern part of the corridor, this plan provides advantages to those who own adjoining C-1 and R-1 parcels. Mixed-use areas allow the owner to combine the parcels and develop a mixture of land uses providing a greater range of building types than can be built under current zoning.
- The design overlay zone sets up a package of design standards to maintain traditional semi-rural character. These include standards on signage, lighting, walls and fences, parking, vegetation, architectural design, road design and drainage. The design overlay zone is set up mostly for commercial parcels to maintain the attractiveness of the corridor.

Will existing homes and stores have to be rebuilt?

Everything that is currently built and in use will be "grandfathered in"—those buildings and land uses can continue exactly as at present.

Will clustering of housing lead to massive development with traffic and infrastructure impacts?

No. The plan encourages clustering of new housing units in agricultural areas so as to preserve some open land, and provides an incentive for doing this by granting developers a modest density increase if they cluster units. However, even if all landowners were to do this, this incentive would only produce a handful of additional units, probably 10-20% of the total; the impacts from these will be small compared to the far larger increases that have recently happened through apartment development along Isleta Boulevard.

Will this plan eliminate our ability to seek variances?

NO, IT IS ALWAYS POSSIBLE FOR LANDOWNERS TO SEEK VARIANCES FROM ZONING. THIS PROCESS WILL BE HANDLED THROUGH THE SAME BERNALILLO COUNTY STAFF AND PROCESSES THAT HAS BEEN USED PREVIOUSLY.

F. COMMUNITY PARTICIPATION DOCUMENTS

Acknowledgements

The RCRP Project Managers would like to acknowledge County Commissioner Teresa Córdova for her dedication to the South Valley, her knowledge of local planning issues, and her friendship. Commissioner Córdova's wisdom and spirit were a guiding force during this planning process.

UNM Community and Regional Planning Assistant Professor Stephen Wheeler deserves a huge amount of thanks for the attention to detail and the physical planning focus he brought to this sector plan. In his close work with the Project Managers and when working alone to develop the Village Center site plan drawings, Dr. Wheeler demonstrated a dedication for excellence that is above and beyond conventional expectations. We are immensely grateful for the guidance, kindness, and sense of humor he brought to the planning process and to this document. This sector plan is a true reflection of Dr. Wheeler's commitment to community.

South Valley planner Enrico Gradi deserves many thanks for being a fixture at our Monday morning meetings and bringing with him a vast amount of knowledge regarding planning needs in the South Valley. The relatively quick pace of this planning process owes much to the advice and guidance we received from Mr. Gradi throughout the year, who offered his help at every turn.

Bernadette Miera deserves thanks for being an invaluable source of knowledge – particularly regarding the corridor's cultural landscape – and for being a steadfast supporter of RCRP and this planning process.

Thanks goes to Natasha Needham for drawing the Gateway Village Center perspective and for digitizing Stephen Wheeler's Village Center site plans.

Finally, the Project Managers would like to acknowledge two UNM Community and Regional Planning studios: the Fall 2003 Advanced Planning Studio and the Spring 2001 Urban Planning and Design Studio. The Fall 2003 studio published "The South Valley's Upper Isleta Corridor: Proposal for a Sector Plan" that served as a valuable background document for this process in addition to conveying a number of policy ideas that made it into the actual sector plan. The Spring 2001 studio published "Visions of Armijo Village Center," a document that contained a site plan drawing for the Sunset Drive-in site that we have included in the Village Center chapter of this plan.

The Resource Center for Raza Planning

Maggie Adams

Jacobo Martinez

July 2005

Participants

- Acosta, Miguel
- Anaya, Judy
- Anderson, Rip
- Archibeque, Louza & Joe
- Archuleta Eugenie & Matilda
- Armijo, Dolores & Juanita
- Armijo, Frances Dorothy
- Armijo, Lee & Doralee
- Baca, Edward
- Baca, Sara
- Bass, Mrs. Charles
- Benedict, Miriam & Clay
- Bracken, Daniel
- Brown, Bernice
- Castillo, Gloria
- Chavez, Johnny
- Chavez, Albert & Irene
- Clark, Darryl & Mylette
- Connolly, Jim
- Cox, Vernon
- Dickinson, Burr
- Dixon, Leonard
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- Garcia, Dennis
- Garcia, Eloy
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- Madrid, Judy R.
- Manchand, Martha
- Mantano, Joe
- Mantano, Charles
- Marquez, Alex
- Martinez, Maria
- McCraw, Pat
- McEwen, Catherine
- McGuire, Barbara
- Melendrez, Chris
- Monson, David
- Moya, Eloy
- Needham, Sandra
- Newton Juarez, Sara
- Noya, Charles
- Otero, Joe & Carmen
- Ortiz, Linda
- Patterson, Mike
- Paiz, Patricia
- Paiz, Bernadine
- Paiz, Ronald
- Perry, Jerry
- Perry, Mary Ann
- Petterson, Wade
- Phillips, Ron
- Poe, JoAnn
- Pohl, Mr. & Mrs.
- Reed, Billy
- Ruiz, Gloria
- Saiz, Mr. & Mrs. Joe
- Sanchez, Elrid Leo
- Santangelo, Joe
- Santos, Mary
- Serna, Willy & Betty
- Shaffer, Lena
- Starustka, Erwin & Frances
- Thompson, Chuck
- Treppiedi, Sal
- Ulibarri, Billy
- Valenzuela, Rachael
- Vigil, Steve
- Walker, Robert
- Wegrzyn, Dory

Character Mapping Report

1. Special Places

- Pool LP
- Growers market
- Casa angelica
- Mushroom store
- Pajarito store
- church
- food!
- Armijo school
- Rgcde
- Library
- Farmers' market
- Pool
- South of gun club – trees, rural atmosphere, green
- Veterinary
- Drive-in area – the space should be preserved whatever happens to the site
- Like south of rio bravo – green
- Hubbel house
- Abuelita restaurant
- Community centers
- Open space
- Ag areas
- Bike trails
- Cultural center
- Sunset drive-in
- longtime businesses
- historic sites
- preserve habitat
- more agriculture/open space
- village clusters
- armijo school
- acequias – how to reopen some of them?
- Abuelita's
- Cottonwood trees
- Bosque
- Bike trails
- Shopping – stay in the valley to do business

<p>2. Good Events/Characteristics</p> <ul style="list-style-type: none"> - open space - hubbel house - favorite restaurants! - Road improvements phase 1 - Accommodations for pedestrians, bikers, and horses - Public transportation - Farmers' market - Swimming pool - Encourage activities for kids - Green - Library - Nice drive - Cottonwoods - Tvi - Comm. center - Walmart - Irrigation ditches - Sewer lines - South valley water expansion - Sv flood reduction project - Waste mgmt - Open space/ag - School of ag or open space at rio bravo/coors - Wetlands and drains brought back - Hubbel house - Pajarito church - Trees along river - walmart 	<p>2. Bad Events/Characteristics</p> <ul style="list-style-type: none"> - flooding - traffic by arenal and rio bravo - noise pollution - drainage - lighting - weeds - not safe for pedestrians and bikers - traffic congestion - poor lighting - stray animals - pedestrian/bike traffic - tough to circulate within the valley - new housing development - walmart - sewer plant smells - poor public transportation - gas tank leaks (broadway, 2nd) - apartments - no walmart! - Drainage - Wastewater plant - Soils contaminated - Old trailer parks that are not maintained - Old houses that aren't maintained - Not enough parks/small businesses/theaters - No city water south of gun club - Widen roads – unsafe for pedestrians - Walmart - Journal pavilion
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3. Utopian Vision for Isleta

- more lanes on some areas
- bike lanes
- horse trails
- nature trails along bosque
- safe
- beautiful
- clean
- opening a b&b for rural charm
- south valley museum
- community theater
- solve traffic issues
- skate park or place for kids
- mix of medium and small stores – not too many big stores – not ABQ
- bldg design codes that reflect the sv
- parking in the back
- get rid of telephone poles
- more trees
- maintain green/ag areas south of gun club
- rio bravo as elevated roadway – exits to isleta and coors – with noise control – would help make r.b. a faster-moving artery for the valley – and help protect the valley
- trails for bosque access
- industrial area off 2nd street
- ag center run by nmsu
- loop road to hook I40 to I25
- commercial space off south 2nd
- I40 and I25 bypass
- Money designated to buy dairy for open space area
- Designate open space areas and buy them
- Easier access to shopping
- Better flow of traffic
- Drainage improvements
- Good public transit
- Job development
- Better traffic control
- More police presence and quicker response time
- More soccer fields
- Greenhouses
- Farm stands
- Vineyards and wineries
- Drainage ponds
- Heritage farms
- Hubbel house
- More ag
- Bus stops will be covered
- Art space for dance there – nm art league could go into the nearby bldg
- Farmers' market

V. Appendix

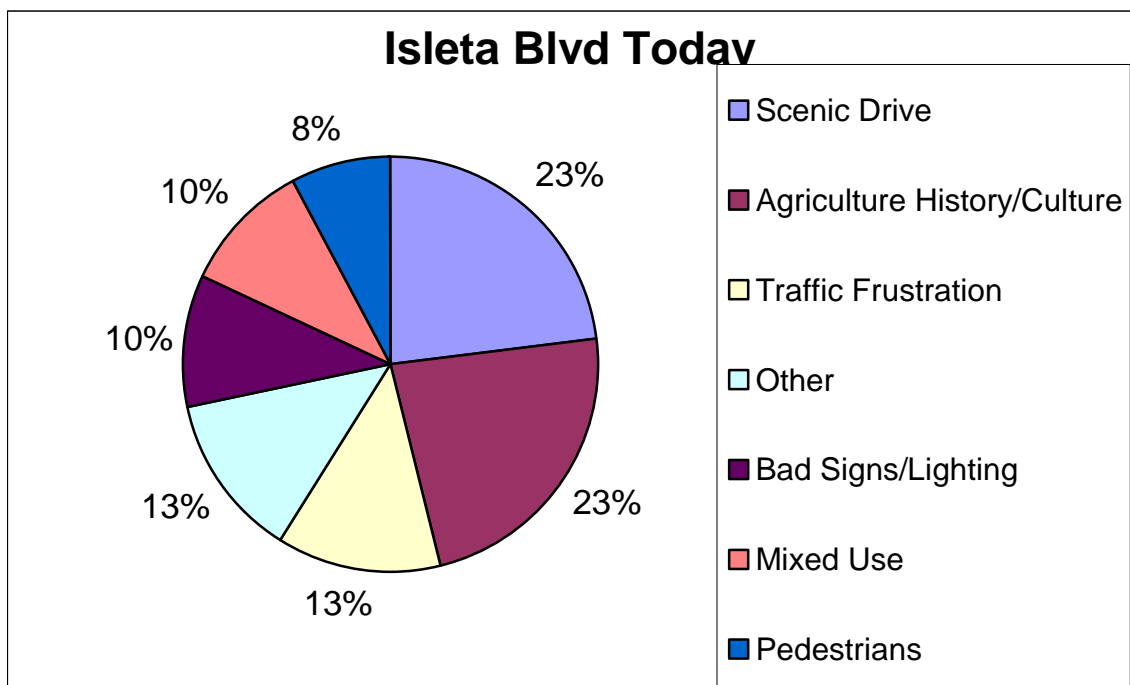
- 2nd/rio bravo: no 80 acre mall as discussed
- have shopping centers elsewhere – pueblo style shopping center where train will come in
- no billboards
- signage kept at a minimum
- keeping semi-rural atmosphere
- city water
- isleta widened – but make it look nice with big trees, sidewalks, and bike path (horses or bikes)
- covered bus stops
- farmers' markets – increase them
- renovate parks
- maintain library
- more public transportation – increase bus schedule
- control transient population
- less gov't control over small businesses
- maintained yards
- more jobs, more small businesses (shops down isleta) – traditional to culture in the valley
- keep rural, but do development right
- childrens' play center
- more restaurants
- amafca site (la familia) – maintain the site – too many weeds now – develop for public use

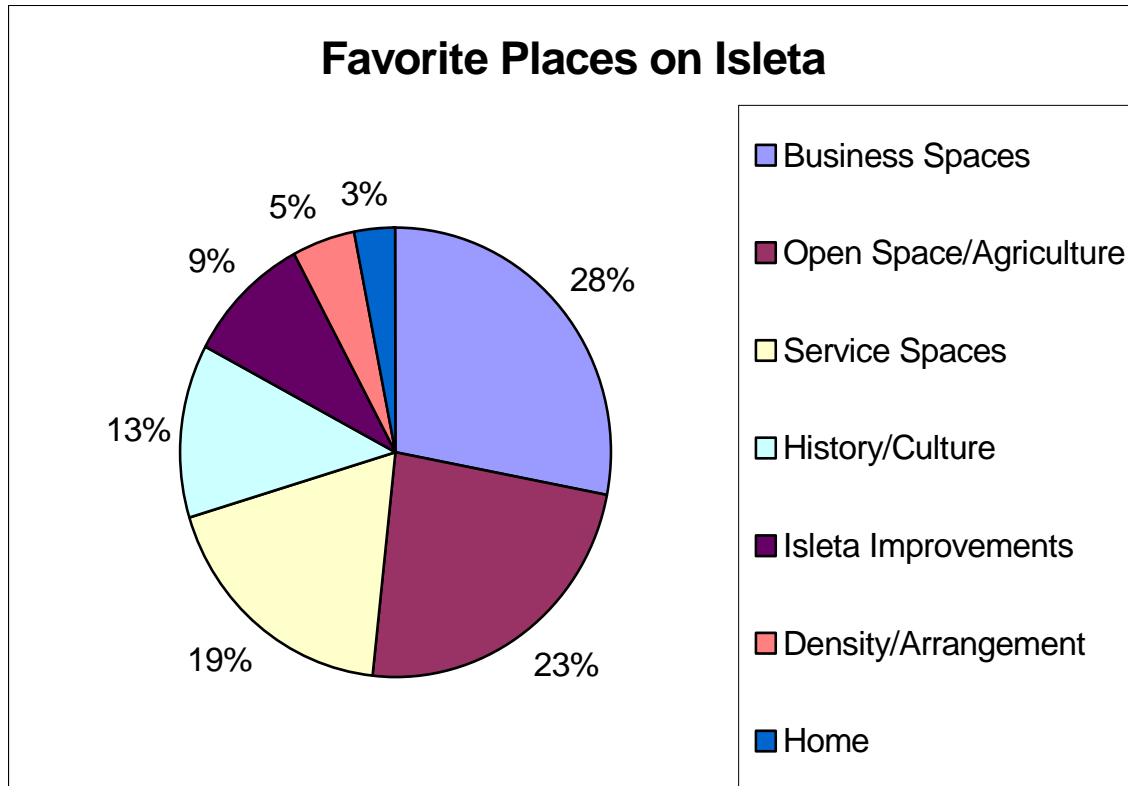
4. Action Items

- mobilizing ourselves as a community
- lend a hand
- cleanup days
- south valley pride
- keep an open mind and be positive, fair, realistic
- don't fight everything
- voting and getting involved politically (state politics, neigh assoc)
- smart development – don't just add houses
- plan for water and traffic impacts
- traffic impact studies
- renovate older bldgs in small commercial spaces
- encourage people from incubator to move into those renovated spaces
- old town corrales feeling – rural, artsy without having to become corrales (maintain sv feel)
- apply zoning – no industrial or manufacturing
- with water and sewer will be more attractive to industry – protect against it
- activities for kids
- short-term: façade renovations like on 4th, more lighting for bus stops (especially south), lighting at major intersections, zoning following the current swap, zoning enforcement (more teeth), traffic improvement studies, preserving private property rights, econ development, renovate older buildings, bring new businesses into the area, more opportunities/activities for youth, incentives for businesses, movie theater, putt putt, skate parks, more sv cleanups, recycling center
- long-term: water and sewer development, acequia and drains (recreational areas, trails), open space plan for the sv, more planning

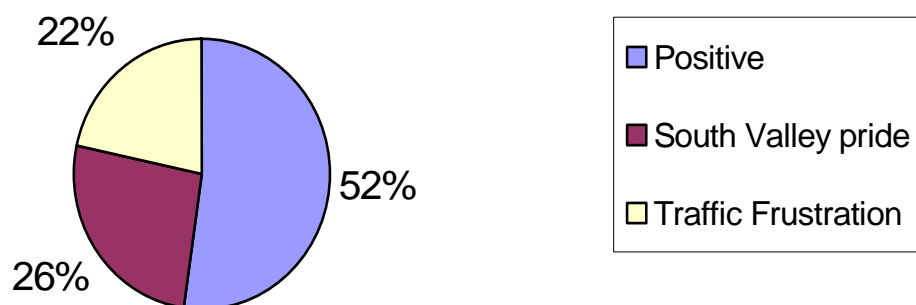
- storm drain locations
- parks for wildlife and recreation
- bus stops
- no unification
- keep south valley as a strong district with strong representation
- village centers
- design centered around village centers – for looks, history, econ dev – destination for city folks
- valley can be a renewal experience for outsiders – farmers' markets, restaurants
- incubation for small businesses
- make sure businesses or ok during widening – funding?
- Small business loans
- Incentives for construction crews to work fast
- Parks, infrastructure, beautification funds
- Keep taxes down
- Keep character of sv
- Façade programs for old businesses – county program to help make repairs, renovations
- Keep housing affordable
- Renovation funds for homes
- Access to open spaces like hubbel house – we can't go see it

Survey Question Results

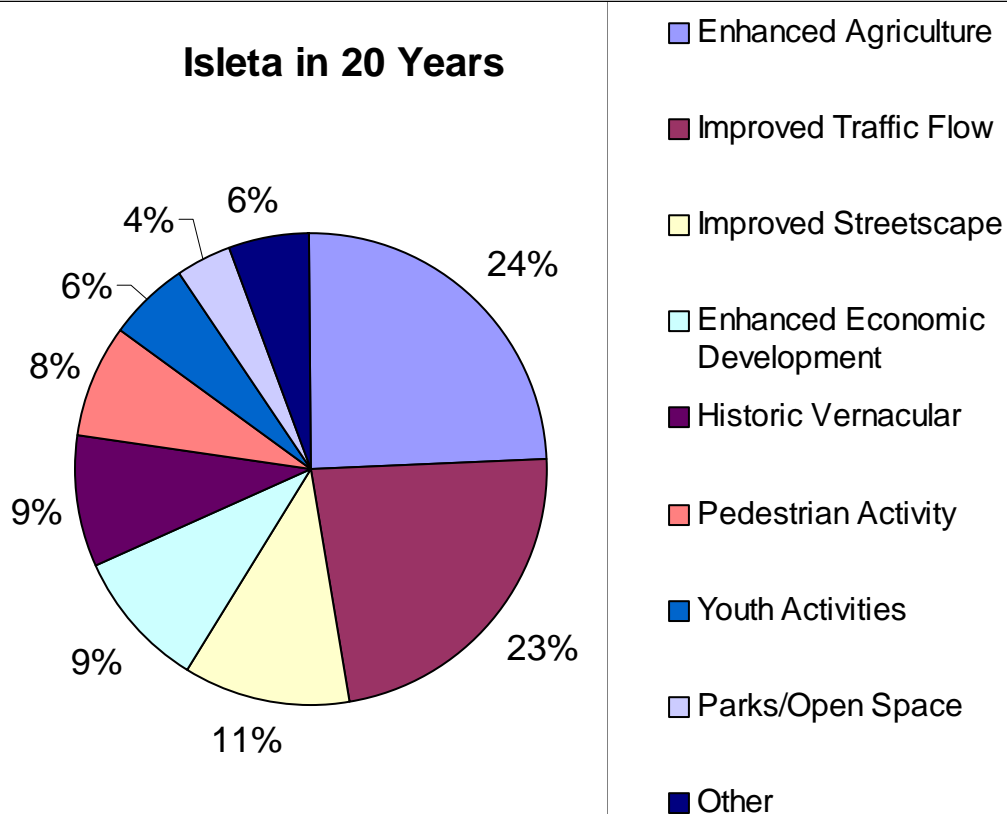


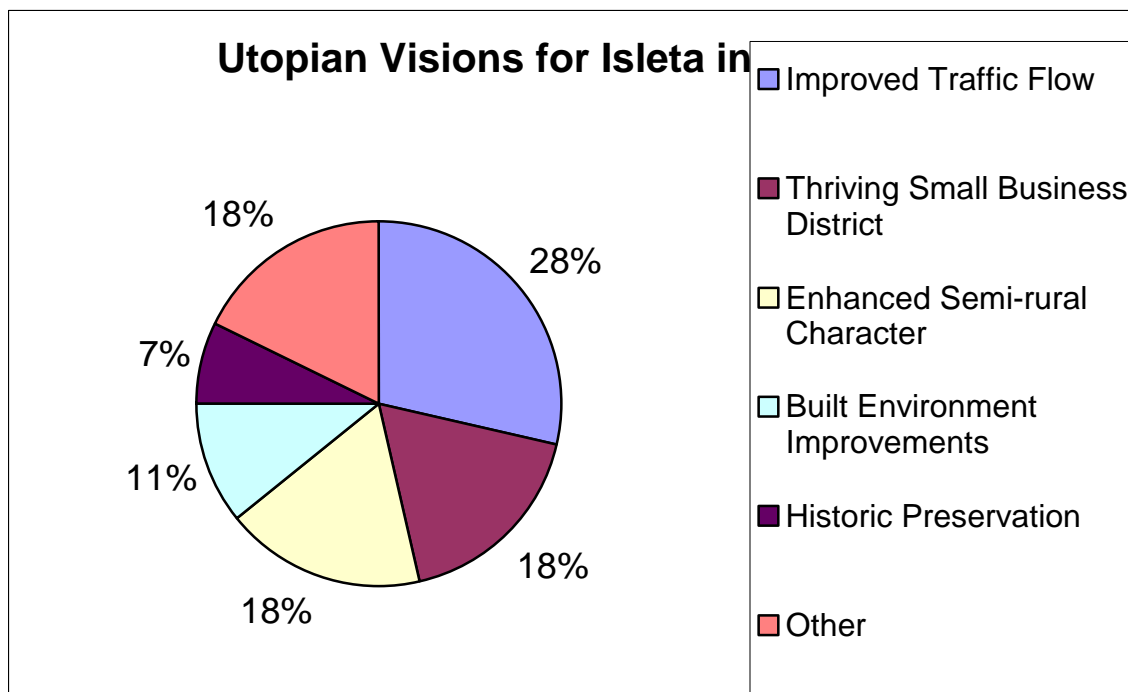
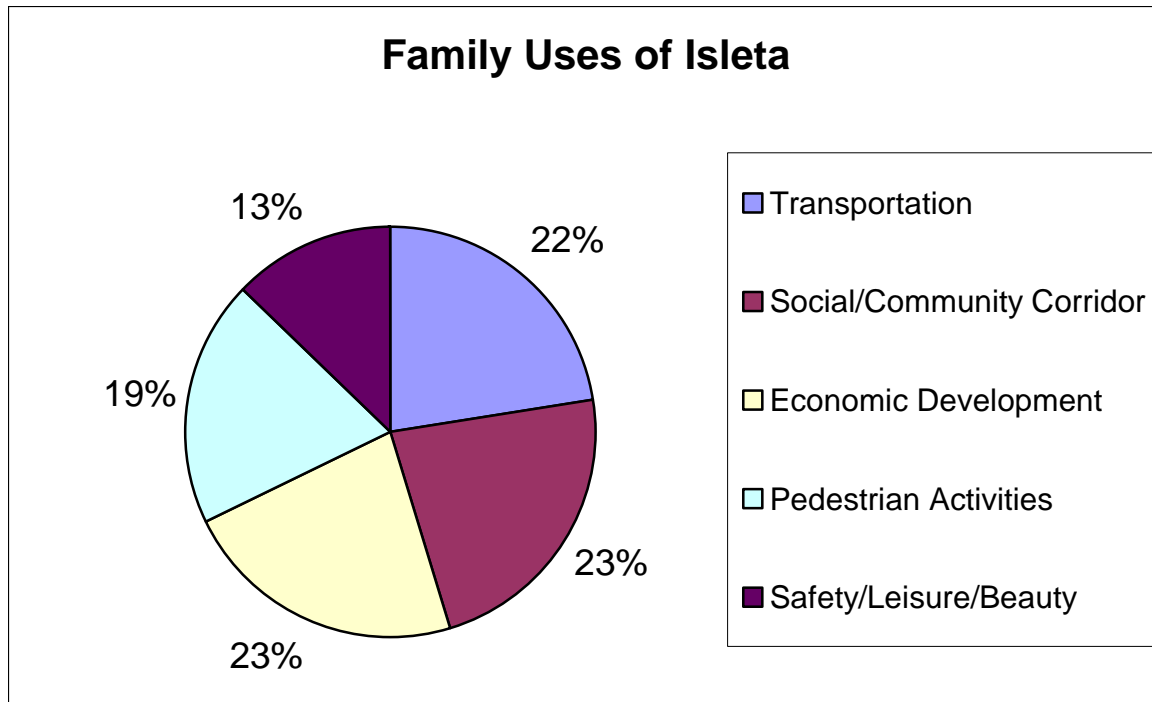


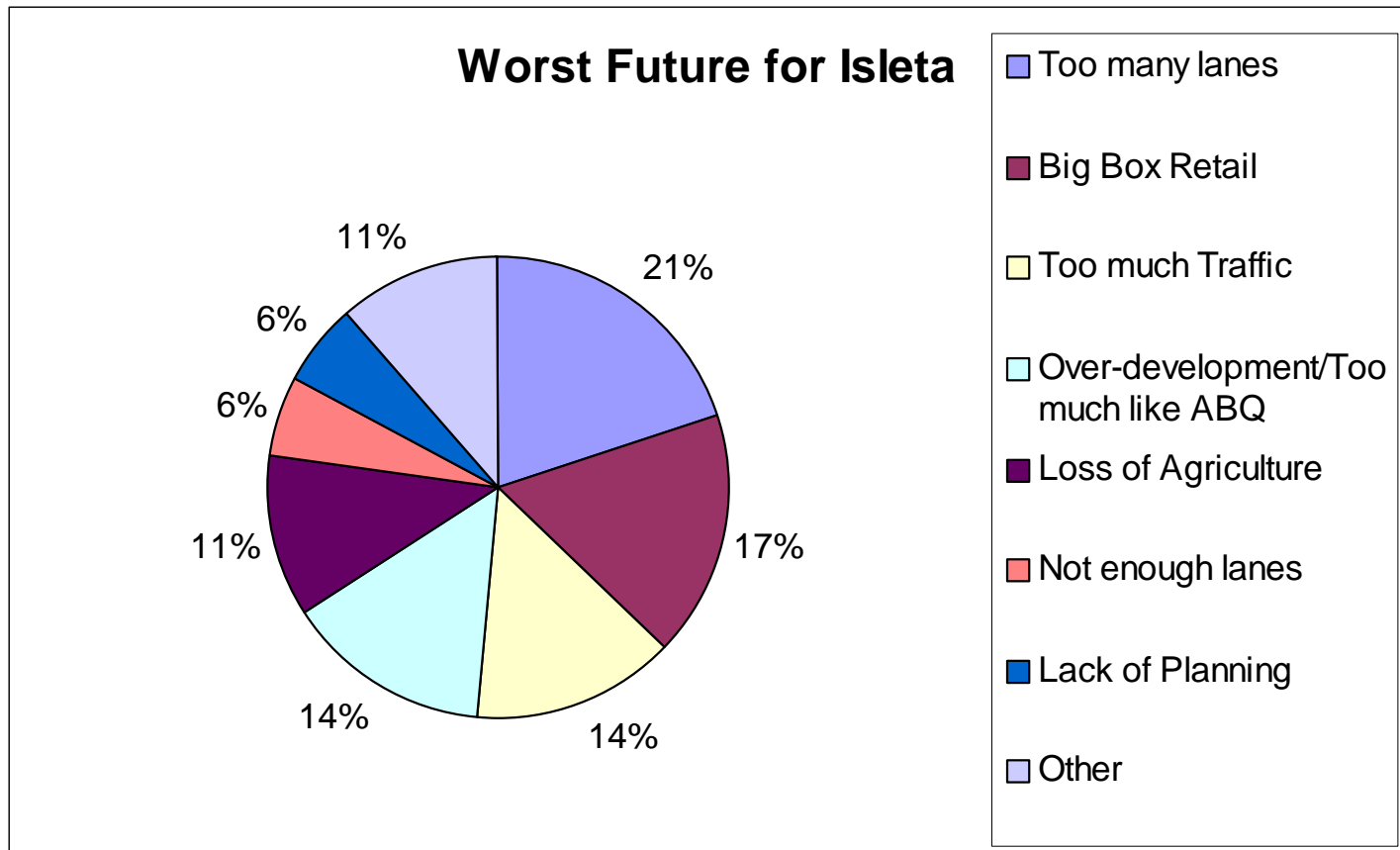
Feelings Driving down Isleta



Isleta in 20 Years







QUESTIONNAIRE AND NOTE CARD RESPONSES

Isleta Boulevard Sector Development Plan

September 21, 2004

Name your favorite places on Isleta. What do you like about these places?

- Acequia Crossings - Old traditions of the SV – water, art, beauty, unique/eclectic character
- Wind Sculpture (Isleta and Arenal) - Old traditions of the SV – water, art, beauty, unique/eclectic character
- Radiator Shop - Old traditions of the SV – water, art, beauty, unique/eclectic character
- Martin Brothers - the people
- 3: Armijo (school, redesigned park area)
- Between Blake and Barcelona – nice local businesses
- Anywhere south of SV Library – beautiful country setting
- 3: Dead Man's Curve
- 3: Mushroom Store – historic landmark of business
- Mushroom Music (2405 Isleta) – music and art service for community
- Open fields south of Gun Club
- 3: Rasband Dairy
- 2: Feed stores
- Price Rite – good prices
- TVI – a good place my kids go to get their education
- Walgreen's – a good drug store
- The agricultural land south of Raymac – Green, horses and other livestock, migrating birds
- Jerry's Market – small, friendly, reasonably priced foods and goods
- Isleta/Appleton/Pajarito/Hubbel – I'm turning onto my street – yeah! I love the beauty and history of the Hubbel area
- 2: Home – my own personal eden
- 4: Hubbel House – open space
- SV Pool
- SV Library
- Isleta and Gun Club – density and arrangement
- Isleta and Raymac – density and arrangement
- Isleta and Pajarito – density and arrangement
- Intersection at Isleta & Lopez Rd and Arenal – landscaping, trees, shrubs, park, benches
- Isleta & Arenal
- Westside Community Center
- Equestrian Center
- North of Rio Bravo (vegetable stand)
- Don Felipe South – Open space
- Farms – Open space
- Fruit and Vegetable stands – Open space
- Isleta Pool – Places that allow kids to get off our streets
- Rio Grande Pool – Places that allow kids to get off our streets
- 2: Los Padillas Community Center – new pool!, Places that allow kids to get off our streets

- The acequia close to my home – our favorite trails
- Burrito stands
- House at NW corner of Isleta and Gun Club – houses are full of character, history, and mystery
- Alfalfa fields east of Isleta past Raymac
- Farmers' Market – contributes to healthy lifestyles
- Area around Canoean Sisters convent – aesthetically/historically significant architecture
- Cristo del Valle: Church and Library across the street
- Isleta/Rio Bravo shopping center – good shopping
- Road improvements on Phase I
- Alfalfa Fields – sense of history
- Places you can see the bosque – aquifer recharge areas
- Ditches and Trees
- Trees and shade

General Comments about places they like best along Isleta:

- Each is diverse from one another. Each retains a large amount of locally-generated character – it is not “Anywhere USA.” The connection to the past/history of the region is palpable and readable in the landscape.
- historic character, natural beauty
- Real services offered, needed services offered
- Pedestrian-friendly
- Rural, “raw,” not burdened with faux manicuring
- History, culture, agriculture
- Literary, historical, geographical sites
- Open, history, agriculture
- Natural landscape

Imagine yourself driving down Isleta.

What do you see?

- A village – people living and working here
- Locally-owned businesses
- neighbors
- Slow-moving traffic (this is okay!)
- 3: Trees/Cottonwoods
- 2: Pedestrians walking and biking
- Pleasant mix of residential, schools, and small, pedestrian-scale local businesses
- Lush vegetation
- Street vendors
- Small businesses
- Friends
- Historic and cultural treasures
- Sometimes I see the beauty of the landscape
- Other times I see red from traffic congestion
- Traffic, traffic, traffic
- Poor lighting
- Pride

V. Appendix

- Lack of pride
- Too much signage
- I see many people in a hurry
- Lots of people (young and old) walking
- Tractors
- Farm land
- Green chile stands
- Scenic route
- Mexico
- Rural
- Culture
- Poverty
- Leisurely, windy road with views
- Taillights
- The feeling of the SV
- depends on which part : Fields and Adobe Houses
- or Ugly signs
- or Traffic congestion
- Too many signs

What do you feel?

- Comfortable, warm, welcome
- Good!
- A sense of relief having left Albuquerque (if I'm coming home)
- A sense of appreciation for where I live (if I'm leaving)
- 4: At home
- Comfortable
- Too crowded on the road
- Frustrated
- Drainage system is deplorable – private lakes are created every time it rains
- The smell of horses
- Freedom
- So-called “progress” isn't better than what's here now
- I like the realness – not a façade, not Disney, not designed to death.
- People doing the best they can given the lack of opportunity
- Peace and quiet
- Mixed emotions trying to relax in the cottonwoods – but fighting bumper-to-bumper traffic
- (depends on which part of Isleta” Tranquil and Good
- or Road Rage and Unhappy
- People who are frustrated are driving recklessly because of the slow traffic

How do you imagine Isleta Blvd. 20 years from now?

- Gateway to the SV and a unique and important place for the whole area
- Strengthened farmers' market
- Youth activity sites
- Promotion of local vernacular signs in businesses

- Locally-owned businesses provide a wider diversity of services for local residents
- Safe and developed walk/bike trails along acequias for getting to/from schools and services
- More parks and preserved open space
- Rural-looking but up to speed with contemporary amenities – tastefully done
- 3 or 4 lanes only with the businesses
- parking as a primary concern
- a historical/tourist/agricultural corridor
- traffic congestion – I'm for a 5-lane highway
- I hope the second phase will accommodate traffic – four traffic lanes, perhaps parallel parking and sidewalks, street-lighting
- improved roadways off Isleta that improve access
- Population is exploding and the roadway should be widened to adequately pass people through
- If the roadway is not widened I see Isleta as a frustrating roadway for people who live here
- More opportunities for public transportation into town
- More trees
- Less “visual pollution”
- Horses on the side of the road
- 2-lane highway and lots of trees and farms
- Skate park
- A thriving street with pedestrians and people eating outside on patios
- Small farm producing food for restaurants
- Small fruit and vegetable stands
- If we're successful, we'll have peace and quiet
- Not congested
- Bike/jogging paths
- More green growth
- Re-development of the area that maintains property values
- Unless other ingress and egress routes are identified and developed, Isleta will end up as a 4 or 5-lane road. I see additional bridges between Rio Bravo and Freeway, added North-South lanes on MRCOG Drains or Riverside Drain
- Hopefully somewhat the same
- I fear there will be more traffic congestion
- An effective sign ordinance for size and design (look at Corrales, Old Town, historic areas like Philadelphia and Boston, Vermont where there are no billboards)
- It can be beautiful with an emphasis on historic buildings and villages
- Architecture – adobe look
- Attractive – that will be a drawing card to pull people from the city to the semi-rural
- Farms
- Produce
- Restaurants
- Promote local vernacular in building designs (painting directly on buildings, pedestrian scale)
- Youth-oriented sites – activities and opportunities for them

- Revitalized, more centrally-located farmers' market (with outgrowth to provide training/education for more efficient/productive growing strategies and the creation of profitable specialty markets)
- Bring people from elsewhere to spend money in the Valley for a change
- Bustling and diversified locally-run business district (more than restaurants and car places)
- Safe, developed walking/biking trails along acequias for safer transportation for kids to school, people to shopping and services.
- More parks and preserved open space!
- Established agricultural land trust to help local farmers
- Isleta should be made into a four lane road and turning lane
- protect the agriculture of farmers
- Transportation corridors that cross the Valley (West to East) – this will allow access to commercial development on East Side of River
- Individual residents and businesses along Isleta taking responsibility for maintaining landscaping in front of their properties
- Streetscape funded through publ. Act funds and Main Street funding. Historical tourism and Economic Development.

How do you see you and your family using Isleta?

- Meeting place for festivals and celebrations
- People getting acquainted with the SV through shops, businesses, public spaces
- Riding bikes
- Walking to local shopping/services/recreation
- Moving in and out of the SV by car, bus, bike
- Freely, safely, and happily
- To have a drive-in theater again
- As the main corridor
- As a centralized roadway connecting our SV villages with people working, living, and coexisting together
- Corridor to get to work, schools, and life activities
- I want to see my family use Isleta as a safe road
- Walking paths
- Walk down Isleta
- Shopping at fruit and vegetable stands
- Socialization
- "Love It or Give It Back"
- Shopping, socializing, hanging out, eating out
- Maybe opening a business
- As a leisurely passage
- As an area of beauty
- Daily for ingress and egress
- Church
- Shopping
- Library
- Pool
- Community center
- Access for good things

- Driving from point A to point B
- Bike riding
- Going to local stores and restaurants

What is the best thing that could happen to Isleta Blvd?

- Businesses and homeowners decide to become a single village with common goals and motivations
- Rio Bravo turns into a 6-lane elevated roadway that is above Coors & Isleta, allowing East-West traffic to flow – therefore traffic on Isleta would only be feeder traffic
- Wide sidewalks
- Local business districts that support a wider range of local needs
- Keep it 3-lane
- Rural-looking
- Pedestrian- and business-friendly
- Keeping it historic
- Get widened
- Better lighting
- Widen the street to a 5-lane highway. Isleta already functions as a 2-lane with a middle turn lane because people pass on the shoulder
- Do road construction/improvements right the first time so they don't need to be torn down and done again
- Make a four-lane road with turning lanes
- Keep it the same
- Thriving small businesses
- That is retain its small businesses ambience. Encourage storefront businesses with apartments or homes on second floors or mother-in-law apartments
- A thriving economy that has local businesses
- Follow Corrales plan – conservation easement, protection of farmland, façade improvements
- Keep high density building out or controlled
- Consider the working people's interests before the interests of the developers
- Find ways to reduce traffic
- Preserve the history, sense of place, and diversity
- Follow the SWAP
- Make it a "destination," not just a road (think Santa Fe)
- 2 lanes with center turning lane

What is the worst thing that could happen to Isleta Blvd?

- thoroughfare not a destination
- chain stores that people ignore
- North-South traffic
- Too many lanes
- No sidewalks
- Big box retail
- Housing development on current farmland
- Dwindling open space/farmland

- 5-lane commercial “Anywhere USA”
- Loss of agriculture
- Too much modernization at the risk of losing the cultural/historic buildings
- Congestion on the road
- Lack of vision and planning
- Not to widen it. Not to plan for future residential and commercial growth.
- Turn it into Broadway or 2nd St
- Make a two-lane horse and buggy road
- 4-lane highway and too much economic development
- It becomes similar to New Orleans – filthy, dirty, gang-infested
- Over-development
- Loss of open space and agriculture
- Wal-Mart
- Uncontrolled high-density development
- 6 lanes through the Valley
- Businesses and homes bought out for road widening
- Make it look like ABQ streets
- Turn it into Coors or Central
- Wal-Mart traffic
- Anderson Farms, Heights, and Hills traffic
- 5 lanes
- Modern architecture

How do you currently use Isleta Blvd? (check all that apply)

2 - Walking

3 - Biking

7 - Working

5 - Living

14 - Shopping

16 - Eating at restaurants

12 - Other: *Drive, Visiting neighbors/family/friends, Bringing tourists down to see our history, Recreation, Driving south on Isleta rather than other big road, Peace & Quiet (semi-rural feel), Travel home to work, Get to my home, Driving, celebrations, meeting people*

Do you have any recommendations for the sector plan planning process?

If so, what?

- Get a traffic study that identifies traffic west of Coors (Isleta Pueblo to Central), the Valley floor, and east of the river (now and 20 years in the future)
- Traffic flow will drive roadway design
- Take issues separately under consideration: 1) traffic growth, 2) how to maintain sense of community by limiting growth
- Expansion should not be allowed until the empty buildings and developments are fully occupied
- Plan for traffic – a 2-lane highway with a turn lane doesn’t work (e.g., see the traffic between Rio Bravo and Gun club and how it backs up bumper-to-bumper)
- Preserve land owner rights
- Curtail sprawl of businesses

- Save our agricultural heritage!
- Come up with a plan to keep our current ag land IN AGRICULTURE.
- Invite the developers so we know how to properly plan for what inevitably will happen
- Building/Zoning guidelines need to be updated and strictly adhered to with inspections made to force compliance
- Identify other North-South corridors than Isleta and Coors and/or additional bridges to allow more access points to Isleta
- Traffic congestion needs to be addressed, Gibson Blvd on East side corner to a dead end on Broadway. Road should not be expanded across the river leading up to Coors.

Are you interested in being a part of the Community Advisory Committee (CAC) process?

12 - Yes
 7 - Blank
 2 - Maybe
 0 - No

Comments:

- Yes – If meetings consider that committee members have busy lives

Gender?

12 - Male
 10 - Female

Age?

0: Under 18
 0: 8-24
 2: 25-39
 14: 40-58
 4: 59-65
 2: 66-75
 0: 76+

Do you live on or own property on Isleta Blvd?

5 :Yes
 17 :No

(Of the No Answers, 4 noted that they live within a half-mile of Isleta, either directly off Isleta or parallel to it)

Comments:

- No – ½ block from Isleta
- No – I live off Isleta as a route to my house
- No – on Coors
- No – OFF Isleta (person marked yes but OFF Isleta on survey – I changed her answer to NO to keep answers consistent)
- No – Parallel street

If so, where along Isleta?

0: Bridge to Arenal

6: Arenal to Rio Bravo

5: Rio Bravo to Isleta Pueblo

How long have you lived in the South Valley?

0: Less than a year

3: 1-5 years

5: 6-10 years

1: 11-15 years

2: 16-20 years

2: 21-30 years

9: 31-50 years

1: 51- 74 years

0: more than 75 years

Do you have any relatives that live in the South Valley?

14: Yes

8: No

How long has your family lived in the South Valley?

5: I am the first of my family to live in the South Valley

0: Less than 1 year

2: 2-10 years

1: 11-20 years

7: 21-50 years

4: 51-100 years

2: 101-300 years

0: More than 300 years

Comments:

- One respondent marked both 51-100 years AND 101-300 years

How do you identify yourself?

10: Chicano/Latino: Specify: *Spanish American, Mexican, Chicana*

11: White

0: African American

3: Native American

0: Asian American

0: Other

Comments:

- One respondent marked both Chicano/Latino and White
- One respondent marked both Native American and Chicana

- One respondent marked that while he is white he is “a fan of Spanish music and arts as well as Indian and Western crafts”

Other Comments on the Surveys:

- How can you walk without getting run down? On the new part the sidewalks are too narrow and the power poles are in the middle of the sidewalks – how can you push a stroller or a wheelchair or walk hand in hand?
- In response to Teresa Cordova’s comment about a 5-lane highway bringing in too much traffic: Sure, if Isleta is restricted no one will want to use it as a pathway because it doesn’t move traffic. If the freeways were restricted to 2 lanes (one way each way) no one would use them either. The engineers were corrected. The more obstacles people will have to look for alternate ways.
- We can use conservation easement to preserve rural character and feel of area
- Paul Lusk: I have some history maps, previous plans etc. that might be of use to the project. Because I’m not sure which ones you have and don’t have. Easiest might be to schedule a time for members of the team at our place.